



CARRIAGE HOUSE COMMUNITY UNIT PLAN

OWNERS:
BILL MESKER BUD WHITE

K. O. TAYLOR, P.E.
MARCH 6, 1975
REV. APRIL 23, 1975

GENERAL PROVISIONS

- Curb Cuts:** The maximum number of curb cuts on Tyler Road shall not exceed one. There shall be no curb cuts on the south side of Topaz Lane adjoining Parcel No. 2. There shall be no curb cuts on the south side of Henryx Street adjoining Parcel No. 3 until such time as the CUP is amended. (See General Provision No. 2) One curb cut shall be allowed over the west 165' feet of Parcel 2 adjoining Tyler Court.
- No structures shall be permitted on Parcel 3 until such time as the Public Works Department of the City of Wichita determines that the lake is no longer needed for drainage purposes. At such time the CUP for Parcel 3 shall be amended to reflect the proposed uses.
- On-site signs as permitted by the zoning district, provided no signs shall be located adjacent to Topaz Lane nor shall signs be placed on the north side of the proposed buildings which can be seen by residents to the north.
- All utilities shall be installed underground.
- A fire lane, a minimum of 20 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
- Planting screens as indicated on the plan shall be provided and maintained and shall consist of low shrubbery and trees not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner as to not constitute a traffic hazard.

A landscape plan shall be prepared by a landscape architect for the planting screens and all of Parcel 3, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits. The planting in the areas designated shall be done in the first planting season after the recording of the plat.

- All lights shall be directed so as not to shine directly toward the residential properties to the north, west and east.
- A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry or similar material at least 3 feet high but not more than 3 feet high shall be constructed at the locations indicated on the plan at the time of issuance of a building permit on portion of the parcel included in the building permit. The wall or walls shall not be constructed on any utility easement.
- Minimum building setbacks shall be as indicated on the plan.
- Off-street parking and loading spaces shall be provided as required by ordinance.
- All structures on Parcels 2 and 3 shall face to the south.
- At the time of platting, the applicant shall guarantee the installation of an accel-decel lane along Tyler Road.

PARCEL DESCRIPTIONS

Parcel No.	1	2	3
1. Not area:	0.85 acres or 37,000 Square Feet	16.18 acres or 718,323 Square Feet	6.09 acres or 265,154 Square Feet
2. Maximum building coverage:	30% of 37,000 Sq. Ft. or 11,140 Square Feet	30% of 718,323 or 213,077 Square Feet	None until such time as plan is amended
3. Maximum building height:	40 Feet	40 Feet	40 Feet
4. Maximum floor area:	12,960 Square Feet	250,323 Square Feet	None until such time as plan is amended
5. Floor area ratio:	0.35	0.35	0.35
6. Proposed uses:	Financial and other service oriented retail businesses that do not include carry out food service as the principal business.	Shopping center and/or offices, professional personal services, comparison and convenience shopping	Open area and drainage easement until such time as plan is amended.
7. Maximum number of buildings:		2	

Parcel No. 2

- Not area: 16.18 acres or 718,323 Square Feet
- Maximum building coverage: 30% of 718,323 or 213,077 Square Feet
- Maximum building height: 40 Feet
- Maximum floor area: 250,323 Square Feet
- Floor area ratio: 0.35
- Proposed uses: Shopping center and/or offices, professional personal services, comparison and convenience shopping
- Maximum number of buildings: 2

Parcel No. 3

- Not area: 6.09 acres or 265,154 Square Feet
- Maximum building coverage: None until such time as plan is amended
- Proposed uses: Open area and drainage easement until such time as plan is amended.