

- GENERAL PROVISIONS**
1. **Curb Cuts.** The maximum number of curb cuts on West Street shall not exceed three (3).
 2. **On-site signs** as permitted by the zoning district, except that such signs shall not exceed ten (10) feet in height.
 3. All future utilities shall be installed underground, unless the appropriate utility company determines that such installation is not feasible.
 4. All existing drives shall be considered as fire lanes. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Future parking plans shall be approved by the fire chief or his designated representative as to the location of fire lanes.
 5. All existing landscaping shall be maintained except in areas of new construction.
 - 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 along West Street, and not less than twenty (20) feet in width as indicated elsewhere on the plan and shall be of such a type and maintained in such a manner as not to constitute a traffic hazard.
 - A landscape plan shall be prepared by a landscape architect for those planting areas shown on the community unit plan. Such plan shall indicate the type and location of existing plant materials and also shall designate the location, type and specifications of additional plantings. The twenty foot planting screen adjacent to the residential areas to the north and east shall be in lieu of the necessary on other types of wall approval prior to the issuance of any building permits. Failure to properly maintain the planting screens shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and Superintendent of Central Inspection.
 6. No tower shall be erected between the building setback line and the property lines. Any future tower shall not be in excess of 100 feet in height, provided, however, that heights in excess of 100 feet may be approved by the Board of City Commissioners.
 7. The approval of this C.U.P. shall constitute a waiver of the wall which would normally be required adjacent to the north and east property lines. Said waiver is conditional upon the continued maintenance of the landscaping at those locations and the wall shall be provided should the landscaping be removed.

PARCEL DESCRIPTION

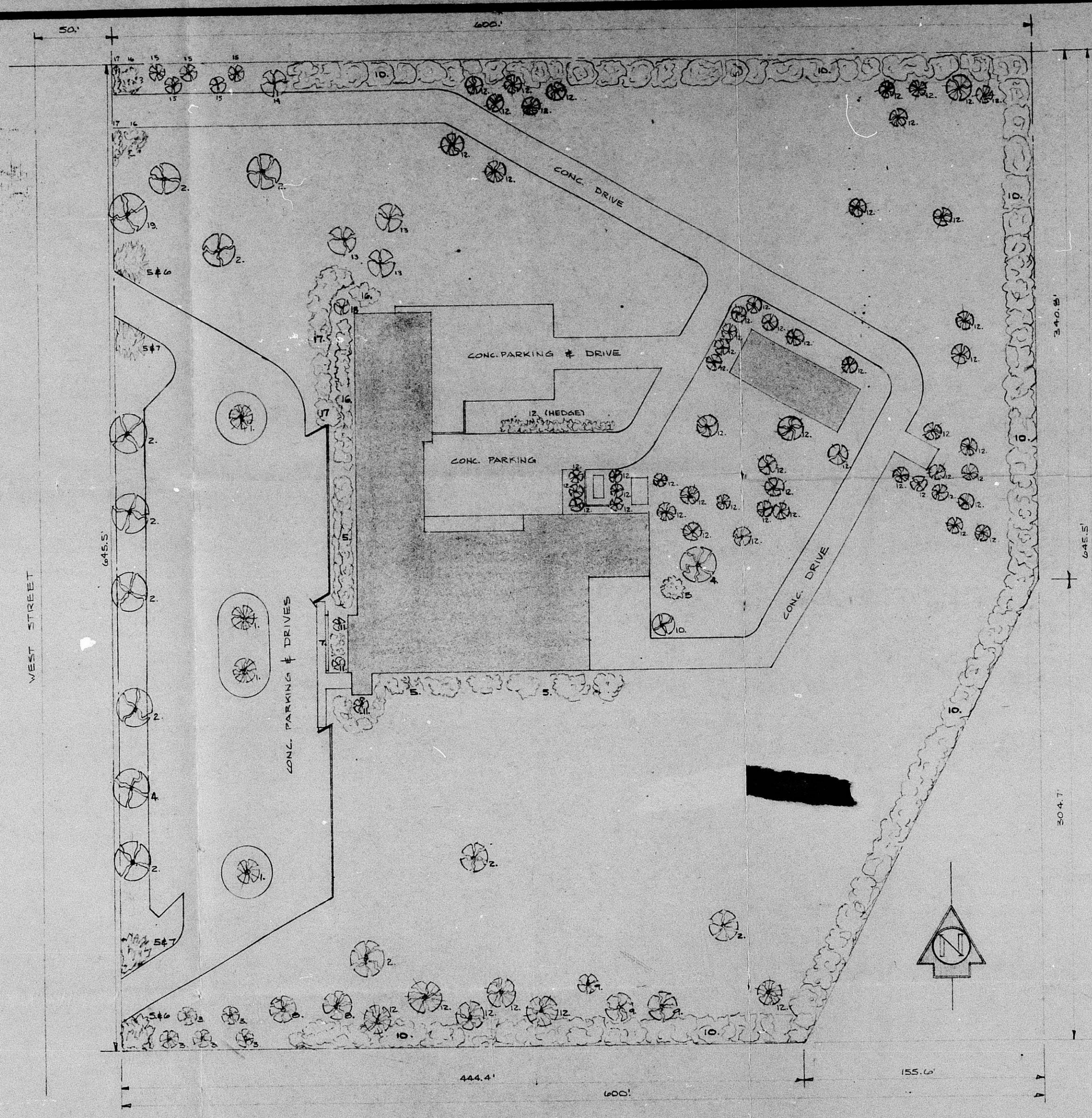
Parcel No.	Description	Area
1.	Net Area	8.31 acres or 362,100 square feet
2.	Maximum Building Coverage: 25% of 362,100 S.F.	or 90,525 square feet
3.	Maximum Floor Area:	135,000 square feet
4.	Proposed Uses:	Offices, Broadcasting facilities and related uses
5.	Maximum number of buildings	3
6.	Maximum Building Height	35 feet

KAKE-TV AND RADIO COMMUNITY UNIT PLAN

OWNER
KAKE-TV AND RADIO, INC.

DR 78-40

K. O. TAYLOR, P.E.
JAN. 17, 1977



LANDSCAPE PLAN
SCALE: 1" = 40'

LANDSCAPE SYMBOLS	
MARK	DESCRIPTION
1	BLUE SPRUCE
2	OAK
3	RED BUD
4	LOCUST
5	SPREADING PIFITZER JUNIPER
6	BLUE PIFITZER JUNIPER
7	CREeping JUNIPER (ANDORA)
8	CRABAPPLE
9	APRICOT
10	CEDAR
11	CANARY
12	EVERGREEN
13	AUSTRIAN PINE - 4-8 FEET 3 RECD
14	BETHLEHEM OAK 4-8 FEET 1 RECD
15	RED BUD 4-8 FEET 2 RECD
16	SPREADING PIFITZER JUNIPER 2-4 FEET 15 RECD
17	CREeping JUNIPER (ANDORA) 2-4 FEET 15 RECD
18	CANARY 4-8 FEET 1 RECD
19	PIN OAK 4-8 FEET 1 RECD

NOTE: ALL SYMBOLS SHALL BE IN PLACE PRIOR TO JAN. 1978.
ITEMS 1 THRU 12 EXISTING
ITEMS 13 THRU 19 NEW PLANTING

Landscape Plan
APPROVED IN ACCORDANCE
WITH GENERAL PROVISION No. 5
OF THE KAKE-TV C.U.P. (PP-80)
J. J. Dillman 7/23/77
date

DR 78-40

	1	REVISED PLANTING (PARKING LAYOUT)	WJF	7-13-77
	REVISIONS			
	NO.	DESCRIPTION	BY	DATE
AN ADDITION TO		DRAWN	BY	DATE
KAKE STUDIOS		TRACED	WJF	7-13-77
1500 N. WEST ST.		CHECKED		
WICHITA, KANSAS		APPROVED		
W. J. FISHER & CO ARCHITECTS		DATE	7-23-77	
402 S. MAIN ST.		DRAWING NO.	9201	SHEET 01
WICHITA, KANSAS				