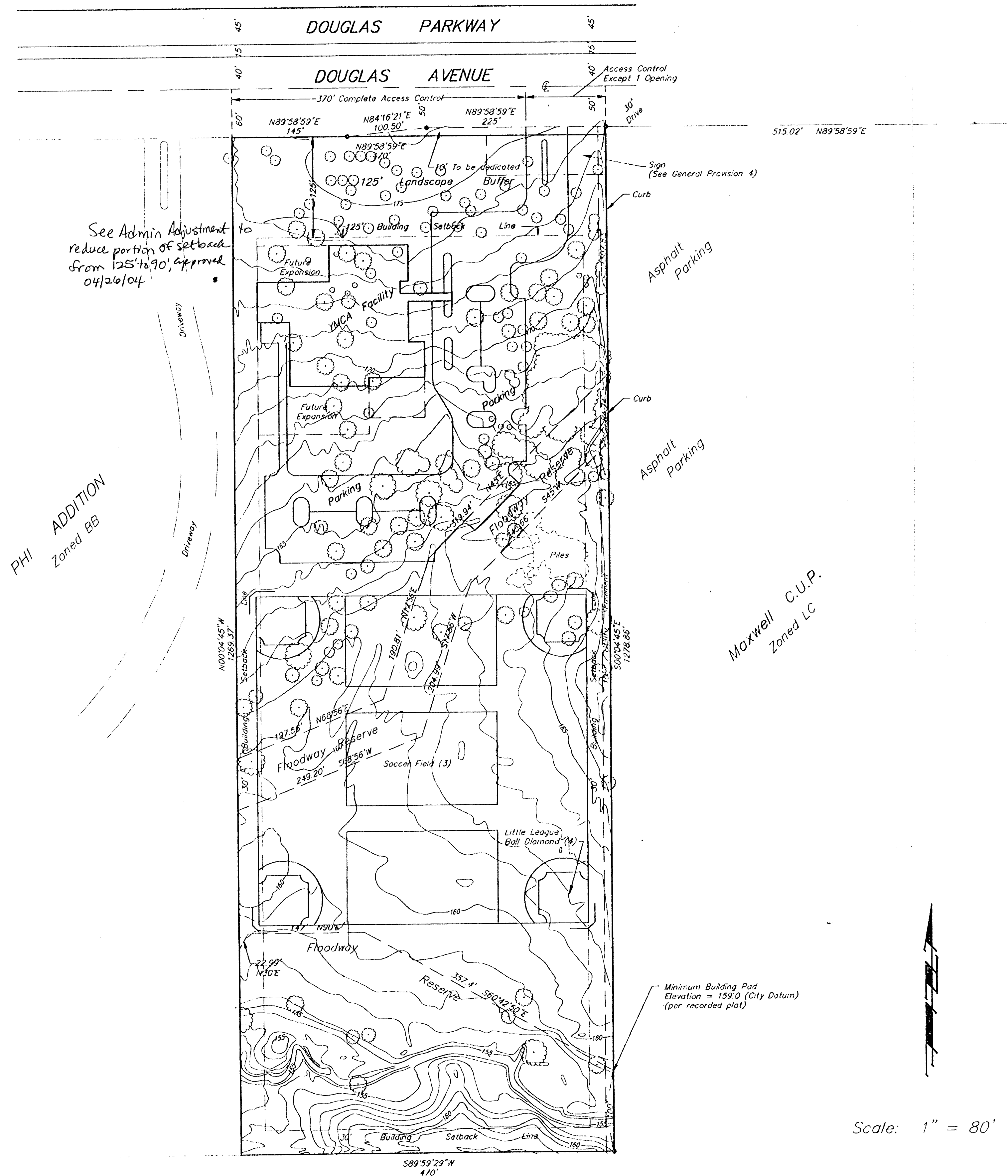


Forest Hills Addition
Zoned AA

Y M C A

COMMUNITY UNIT PLAN
WICHITA, SEDGWICK COUNTY, KANSAS



GENERAL PROVISIONS

1. Total Net Land Area 596,347 Sq. Ft. or 13.7 Acres
2. Total Gross Floor Area 72,138 Sq. Ft.
Total Floor Area Ratio 12.1 Percent
3. Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita.
4. Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:
 - A. One monument or ground sign, with no back lighting, no larger than 100 Sq. Ft. shall be permitted within the north 50 feet of the east 150' of Parcel 1.
 - B. No offsite signs, portable signs, or flashing signs, rotating or moving signs which create the illusion of movement are permitted.
5. A landscape plan prepared by a landscape architect shall be submitted and approved, for the north 125 feet of Parcel 1, prior to the issuance of any building permits for Parcel 1. Failure to properly maintain required landscaped buffer 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.
6. Development of the parcel within the C.U.P. shall comply with the landscape and screening provisions of City code.
7. All lights shall be directed so as not to shine directly towards the adjacent properties. No lights shall be constructed within the north 125 feet of Parcel 1.
8. Utilities shall be installed underground.
9. A Drainage Plan and guarantees for drainage improvements shall be provided at the time of platting.
10. Access Controls shall be as shown on the plan, with the total number of access points being as follows:

Douglas Avenue 1 point
11. 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. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
12. The transfer of title of all or any portion of land included within the Community Unit Plat (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 be binding upon present owners, their successors and assigns.

PARCEL 1

- A. Net Area 596,347 Sq. Ft. or 13.7 Acres
- B. Maximum Building Coverage 68,000 Sq. Ft. or 11.40 Percent
- C. Maximum Gross Floor Area 68,000 Sq. Ft.
- D. Floor Area Ratio 11.40 Percent
- E. Maximum Number of Buildings 5
 1. One building no larger than 60,000 Sq. Ft.
 2. Four out buildings no larger than 2,000 Sq. Ft. each
- F. Maximum Building Height 35 Feet
- G. Setbacks:

North line	125 feet
East line	30 feet
South line	30 feet
West line	30 feet

The north 125 feet of Parcel 1, shall be reserved for Landscape and Berms. No parking or Lights shall be constructed within said 125 feet.
- H. Parking Ratio as per Zoning Ordinance, except that a 72,138 square foot YMCA may be developed with as few as 326 parking spaces.
- I. Access Points 1 to Douglas Ave.
- J. Proposed Uses: YMCA, or any nonprofit organization, indoor and outdoor recreational uses, EXCEPT firing range, motorized vehicle track, driving ranges, water slides, or amusement park.

APPROVED CUP

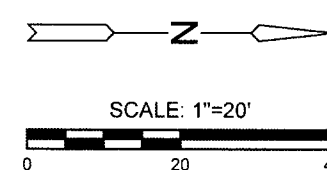
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DP-211

Revised June 25, 2018

Revised September 3, 1993
August 19, 1993

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