

"R-1" FRED S. PIERPOINT

City of Wichita City Limits

48754'

35' Building Setback Line

170'

Tower Location
Max. Height 300'

40'

Satellite Receiving Antenna Location

100'

100'

100'

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K.G. & E.
"A-A"

"A-A"

B.O.E.
U.S.D. 259

"E"

Lot 1
Acesco Addition
American Construction Erection
Service Co., Inc.

Scale: 1" = 50'

FRW 35' e

SENECA ST.

N.E. Cor. S.E. 1/4, N.E. 1/4
Sec. 30, T26S, R1E,
of the 6th PM.

Complete Access Control Except One Opening

GENERAL PROVISIONS

- ON-SITE SIGNS AS PERMITTED BY THE ZONING DISTRICT, EXCEPT THAT SUCH SIGNS SHALL NOT EXCEED TEN (10) FEET IN HEIGHT.
- ALL FUTURE UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS THE APPROPRIATE UTILITY COMPANY DETERMINES THAT SUCH INSTALLATION IS NOT FEASIBLE.
- ALL 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. PARKING PLANS SHALL BE APPROVED BY THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE AS TO THE LOCATION OF FIRE LANES.
- 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 SOUTH, EAST, AND A PORTION ON OTHER TYPES OF WALL AS INDICATED ON THE PLAN, SHALL BE IN LIEU OF THE MASONRY OR OTHER TYPES OF WALL 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.
- NO TOWER SHALL BE ERECTED BETWEEN THE BUILDING SETBACK LINES AND THE PROPERTY LINES. ANY FUTURE TOWER SHALL NOT BE IN EXCESS OF 300 FEET IN HEIGHT, PROVIDED, HOWEVER, THAT HEIGHTS IN EXCESS OF 300 FEET MAY BE APPROVED BY THE BOARD OF CITY COMMISSIONERS.
- PERMANENT WIRE FENCING WILL BE PROVIDED AROUND THAT PORTION OF THE LOT LYING TO THE WEST OF A LINE 700 FEET WEST OF THE CENTER LINE OF SENECA STREET, AT SUCH TIME THAT THE STUDIO IS OCCUPIED. A SECURITY FENCING WILL BE PROVIDED AROUND ALL TOWERS, ANTENNAS, OR OTHER EXTERIOR EQUIPMENT IF THEY ARE INSTALLED PRIOR TO THE TIME THE STUDIO IS OCCUPIED.
- SETBACK LINES SHALL BE SHOWN ON THE PLAN, EXCEPT THAT ABOVE GROUND PORTIONS OF TOWER GUY ANCHORS MAY BE INSTALLED TO WITHIN 5 FEET OF THE PROPERTY LINES.
- THE APPROVAL OF THIS C.U.P. SHALL CONSTITUTE A WAIVER OF THE WALL WHICH WOULD NORMALLY BE REQUIRED ADJACENT TO THE SOUTH, WEST, AND A PORTION OF THE NORTH PROPERTY LINES. SAID WAIVER IS CONDITIONAL UPON THE CONTINUED MAINTENANCE OF THE LANDSCAPING AT THOSE LOCATIONS AS SHOWN ON THE PLAN. THE WALL SHALL BE PROVIDED SHOULD THE LANDSCAPING BE REMOVED. LANDSCAPING NEED NOT BE PROVIDED ALONG THAT PORTION OF THE NORTH PROPERTY LINE CURRENTLY OWNED BY K.G. & E.

PARCEL DESCRIPTION

- NET AREA: 10.00 ACRES OR 435,600 SQUARE FEET
- MAXIMUM BUILDING COVERAGE: 20% OF 435,600 S.F. OR 87,120 SQUARE FEET
- MAXIMUM FLOOR AREA: 100,000 SQUARE FEET
- PROPOSED USES: OFFICES, BROADCASTING FACILITIES AND RELATED USES
- MAXIMUM NUMBER OF BUILDINGS: FOUR
- MAXIMUM BUILDING HEIGHT (TOWERS EXCEPTED): 35 FEET

OFFICE COPY
DO NOT REMOVE

KPTS-TV
COMMUNITY UNIT PLAN

DP-81

APPROVED CUP

M.A.P.C. 5-12-77
B.C.C. 6-7-77

#5352

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