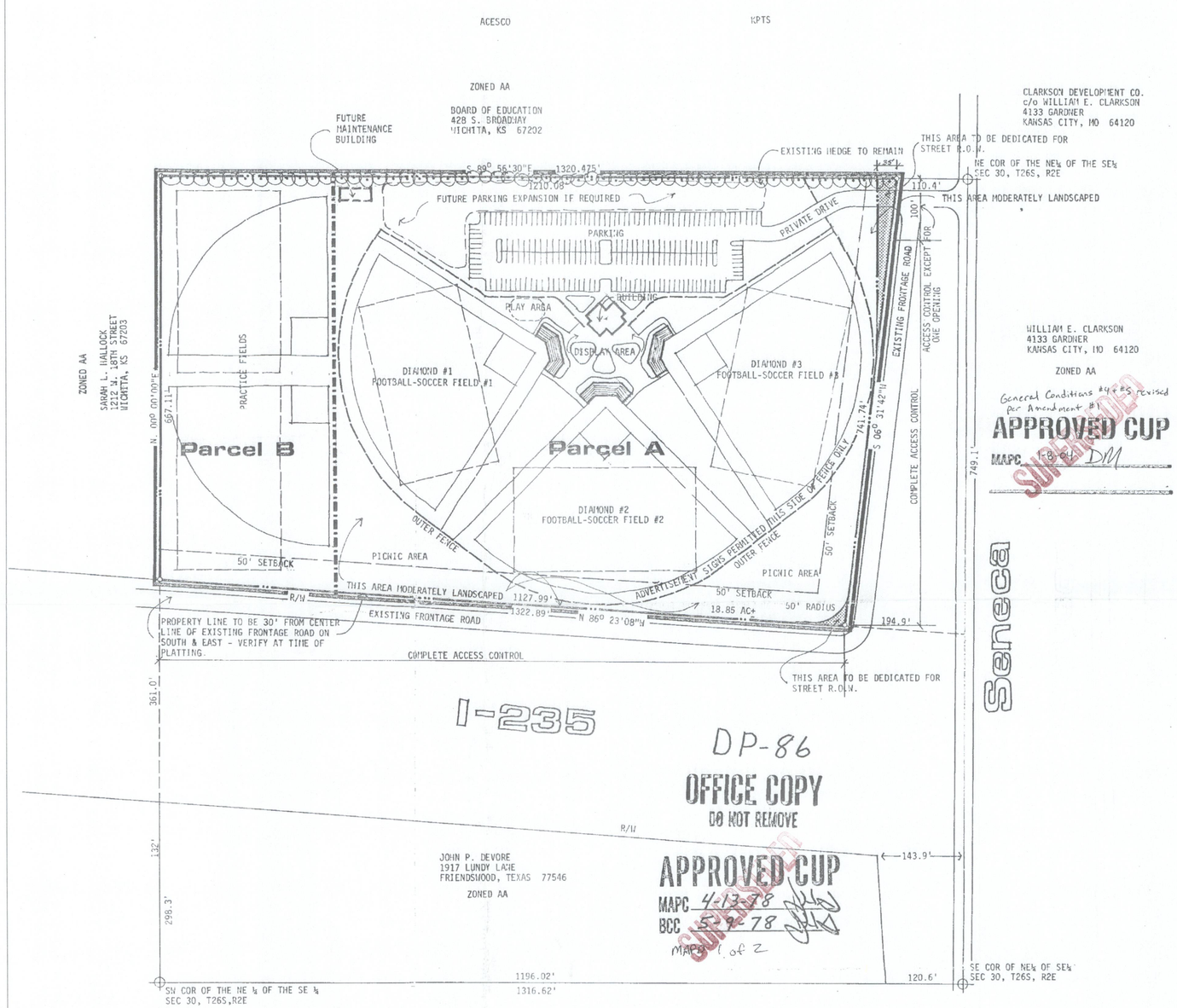

DP-86

OFFICE COPY
DO NOT REMOVE

APPROVED CUP
MAPC 4-13-78
BCC 5-2-78
MAPS 1 of 2
SUPERSEDED

APPROVED CUP
WCC 2/11/2025
CUP2024-46 1 of 4

GENERAL CONDITIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN - 20.5 ± ACRES GROSS AND 18.8± ACRES NET.
2. SETBACKS ARE AS INDICATED IN PARCEL DESCRIPTIONS BELOW AND AS SHOWN ON THE PLAN. IN GENERAL THE SETBACK WILL BE 50' ON THE SOUTH AND EAST AND RELATE ONLY TO STRUCTURES AND NOT TO THE FENCES ENCLOSING THE BALL DIAMONDS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. WATER WILL BE PROVIDED BY WELL ACCORDING TO HEALTH DEPARTMENT REGULATIONS. SEWERAGE WILL BE ACCOMMODATED BY SEPTIC TANK AND LEACH FIELD ACCORDING TO HEALTH DEPARTMENT REGULATIONS. IN THE FUTURE, WHEN CITY SEWER AND WATER IS AVAILABLE, THIS PROJECT SHALL BE TIED INTO THOSE FACILITIES.
4. Signs or monuments designating the name of the development shall be permitted if they follow appropriate City codes. Flagpoles shall also be permitted. An exception permitting a 150 sf two-sided 20' high L.E.D. sign shall be allowed. L.E.D. message may change every eight (8) seconds or longer and may promote activities and facilities sponsored by Word of Life Church at this site, at adjoining site to the west and at Word of Life Ministries main location near 27th Street North and Maize.
5. The following signage may be provided in addition to that allowed in Sec. 4 and per City codes:
   a. Signage on up to 3 scoreboards designating Word of Life Ministries.
   b. Two rolled off-site advertising signage on up to 3 scoreboards no larger than 48" high by 24' long.
   c. Two-sided signage on top of bleachers/press box up to 400 sf cumulative.
   d. Advertising signs installed on the inside face of perimeter fencing. Signs shall face inward toward the ball fields and shall not be permitted on the outside or street side of the fence. No fence signage shall exceed the height of the fence upon which it is mounted.

5e. One off-site billboard sign is permitted along West 40th Street North and shall meet all standards of the Wichita Sign Code, provided however that the sign may have maximum height of up to 35 feet.

6. "A LOT GRADING PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT THE TIME OF PLATTING".
7. ALL DRIVES INDICATED ON THE PLAN SHALL BE PRIVATE DRIVES.
8. THE EXISTING HEDGE ON THE NORTH PROPERTY LINE SHALL REMAIN INTACT AND ANY VACANCIES SHALL BE REPLACED WITH SUITABLE TREES, DURING THE FIRST PLANTING SEASON FOLLOWING CONSTRUCTION OF THE BALL DIAMONDS TO INSURE A SOLID PLANTING BUFFER
9. THE AREA OUTSIDE THE OUTER FENCE IN PARCEL A SHALL BE SEEDED TO GRASS AND MODERATELY LANDSCAPED. A LANDSCAPE PLAN FOR THIS AREA SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT. THE LANDSCAPE PLAN SHALL BE PREPARED AND APPROVED AT THE TIME OF PLATTING. SAID PLAN SHALL DEPICT ANY UNDERGROUND SPRINKLING SYSTEM OR PROPOSED HYDRANT LOCATION AND DISCUSS METHODS OF PROVISION OF WATER TO MAINTAIN SAID LANDSCAPED AREAS. SAID APPROVED PLAN SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON AFTER CONSTRUCTION OF THE BALL DIAMONDS. FAILURE TO DO SO OR PROPERLY MAINTAIN THIS PLANTING AREA AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDANT OF CENTRAL INSPECTION, JOINTLY, SHALL CONSTITUTE A VIOLATION OF THE CUP. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
10. OVERHEAD LIGHTS SHALL BE PERMITTED ON ALL THREE DIAMONDS IN PARCEL A PROVIDING THEY ARE DIRECTED DOWNWARD SO AS TO CONFINE CONCENTRATION OF LIGHT TO PLAYING FIELDS. LIGHTS SHALL ALSO BE PERMITTED TO ILLUMINATE THE PARKING LOT, PROVIDING THEY ALSO ARE DIRECTED DOWNWARD CONCENTRATING THE LIGHT ON THE PARKING SURFACE.
11. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND THEIR LESSEES UNLESS AMENDED.
12. HOURS OF OPERATION - CLOSING TIME NO LATER THAN 11:30 P.M.
13. PARKING SHALL BE PROVIDED ON THE BASIS OF 1 SPACE/4 SEATS IN ESTABLISHED BLEECHERS OR GRAND STAND AREAS EXCEPT THAT THE INITIAL SEATING CAPACITY SHALL BE 150 AND THE INITIAL PARKING SHALL BE 100 SPACES. ALL PARKING SHALL BE SURFACED WITH EITHER CONCRETE OR ASPHALT. ADDITIONAL PARKING ABOVE THE 100 SPACES SHALL BE INSTALLED AS EXPANSION DICTATES.
14. STRUCTURES SHALL BE PERMITTED IN PARCEL A AS DESCRIBED BELOW. THE GRANDSTANDS PROPOSED FOR FUTURE CONSTRUCTION WILL CONTAIN CONCESSION STAND, RESTROOMS, LOCKERS AND STORAGE IN THE SPACE BELOW.
15. "APPROVAL OF THIS PLAN SHALL CONSTITUTE A WAIVER OF THE REQUIRED WALL ADJACENT TO THE WEST PROPERTY LINE. SAID WAIVER IS GRANTED BECAUSE OF THE FENCE AROUND THE BALL DIAMONDS AND THE USES PROPOSED FOR PARCEL B".

PARCEL A

PROPOSED USES:
SOFTBALL DIAMONDS, FOOTBALL, RUGBY AND SOCCER FIELDS, PICNIC AREAS, DISPLAY AREA, CHILDREN'S PLAY AREA, PARKING AND A STRUCTURE CONTAINING OFFICES, TICKET SALES, CARRY OUT CONCESSIONS, REST ROOMS, TROPHY ROOM, PRO SHOP AND OTHER SIMILAR RELATED FACILITIES. SHALL ALSO INCLUDE OUTDOOR LIGHTING, FENCING AND ADVERTISING SIGNS AS SPECIFIED IN GENERAL PROVISIONS ABOVE. ANY FORM OF COMMERCIAL AMUSEMENT RIDES ARE EXCLUDED.

GROSS AREA	17.1 ACRES±
NET AREA	14.4 ACRES±
MAXIMUM BUILDING COVERAGE	12,000 S.F.
MAXIMUM GROSS FLOOR AREA	14,000 S.F.
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM NO. OF BUILDINGS SHALL NOT EXCEED 6 BUILDINGS PLUS PICNIC SHELTERS.	

~~PARCEL B~~ Removed per cup2023-0008, land added to DP-353

~~PROPOSED USES:~~
~~PRACTICE SOFTBALL DIAMONDS AND FOOTBALL, SOCCER AND RUGBY FIELDS~~

~~GROSS AREA~~	~~4.4 ACRES±~~
~~NET AREA~~	~~4.4 ACRES±~~
~~MAXIMUM NO. OF BUILDINGS~~	~~NONE~~

COMMUNITY UNIT PLAN

DUKES DIAMONDS

SCALE 1" = 100'

200 150 100 75 50 25 0 100 200 300

LAND OWNER
JOHN P. DEVORE, et al
1917 LUNDY LANE
FRIENDSWOOD, TEXAS 77546

BOUNDARY SURVEY BY - MOEHRING & ASSOCIATES
CONSULTING ENGINEERS
WICHITA

BILL G. YUNG
design consultant

1355 NORTH WACO
WICHITA, KANSAS
67203
316-264-0676

designed by: BGY
checked by:
date: 26 FEB 1978
revisions:
23 March 1978

project
Dukes Diamonds - Wichita, Kans
I-235 @ N. Seneca

sheet title
Community Unit Plan

sheet 1 of: 1