

GENERAL NOTES

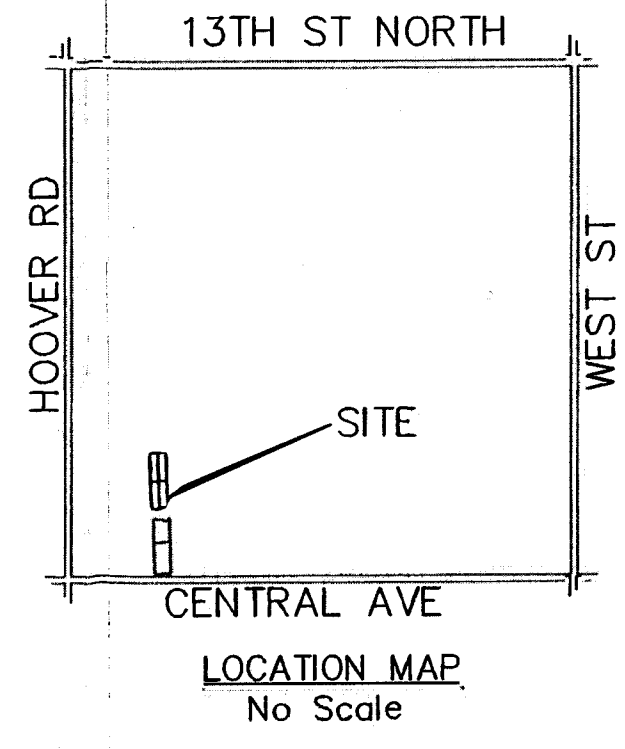
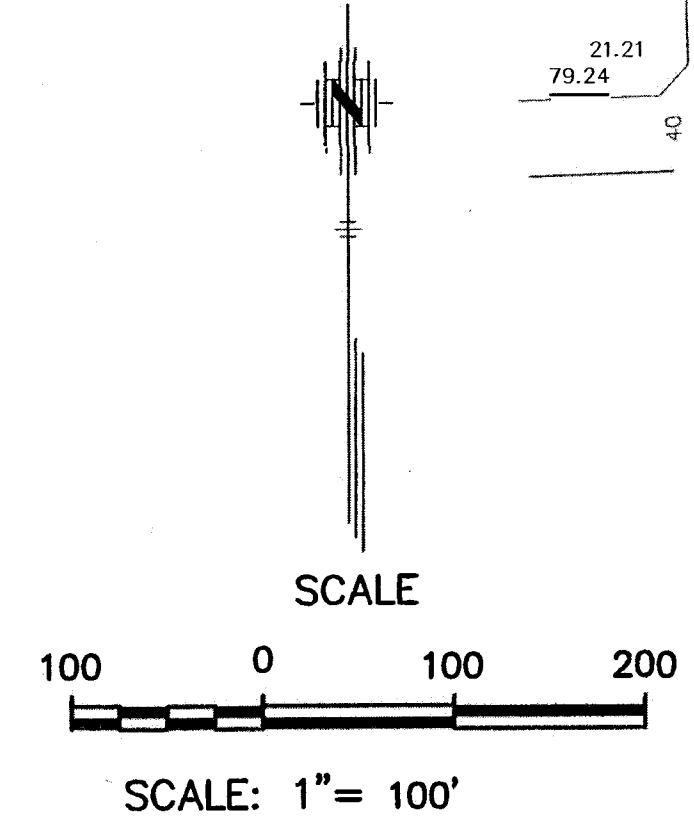
1. THIS MIXED-USE DEVELOPMENT CONTAINS 4.7± NET ACRES.
2. LEGAL DESCRIPTION: LOTS 1, 2, 3 & 4, BLOCK 1, MISSION ADDITION TO WICHITA, KANSAS; AND LOT 1, BLOCK 2, IN SAID ADDITION, ALONG WITH VACATED ELM STREET RIGHT OF WAY.
3. THE PROPOSED DEVELOPMENT CONTAINS 3 PARCELS WITH COMMERCIAL AND RESIDENTIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. FINAL DETERMINATION OF ANY PUBLIC IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.
6. A PARKING RATIO OF 1:25 STALLS PER DU WILL BE REQUIRED WHEN RESIDENTIAL UNITS ARE PROVIDED.
7. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
8. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. CONSISTENT DESIGN FOR LIGHT FIXTURES SHALL BE USED THROUGHOUT THE DEVELOPMENT. SITE LIGHTING SHALL COMPLY WITH UNIFIED ZONING CODE, SEC. IV-B.4.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE SITE PLAN REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES.
10. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ON ALL PARCELS AND SCREENING SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS. ALL SCREENING SHALL MEET THE STANDARDS PROVIDED IN THE UNIFIED ZONING CODE, SEC. IV-B. THIS INCLUDES SOLID SCREENING FOR PARCELS 1 AND 2. WHEN MULTI-FAMILY OR COMMERCIAL DEVELOPMENT IS PRESENT NOW OR IN THE FUTURE ON SAID PARCELS.
11. ROOF EQUIPMENT SCREENING FOR COMMERCIAL USES SHALL BE PROVIDED PER UNIFIED ZONING CODE, SEC. IV-B. THIS INCLUDES SOLID SCREENING FOR PARCELS 1 AND 2. WHEN MULTI-FAMILY OR COMMERCIAL DEVELOPMENT IS PRESENT NOW OR IN THE FUTURE ON SAID PARCELS. ROOF TOP UNITS FOR COMMERCIAL USES SHALL BE PAINTED SAME COLOR AS ROOF.
12. SIGNS - NO OFFSITE SIGNS, BILLBOARDS OR PORTABLE SIGNS ARE PERMITTED WITHIN THE PUD, AND NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGN CODE FOR LC ZONING FOR PARCELS 1, 2 AND 3. WITH THE EXCEPTION THAT, PARCEL 2 AND PARCEL 3 WILL BE LIMITED TO ONE NON-ILLUMINATED MONUMENT SIGN EACH.
13. BUILDING SIGNAGE SHALL BE PER THE SIGN CODE FOR THE LC ZONING DISTRICT FOR PARCEL NUMBER 1.
14. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE REQUIRED. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN PREPARED BY A LICENSED KANSAS LANDSCAPE ARCHITECT INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR ITS REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A CONSISTENT PALETTE SHALL BE USED THROUGHOUT THE DEVELOPMENT. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
16. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE PUD TO THE SIDEWALKS ON PUBLIC RIGHT OF WAYS, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
17. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
18. THE EAST AND WEST SIDE BUILDING SETBACKS ON PARCELS 1 AND 2 SHALL BE 10 FEET. THE EAST AND WEST SIDE SETBACKS ALONG PARCEL 3 SHALL BE UNIFORM WITH PARCELS 1 AND 2. THE EXCEPTION SHALL BE THE EXISTING BUILDING WITH THE LAP SIDING ON PARCEL 1. A SURVEY SHALL CONFIRM ITS LOCATION FROM THE EAST PROPERTY LINE OF PARCEL 1. IF SAID BUILDING IS LOCATED CLOSER TO THE EAST PROPERTY LINE THAN THE UNIFORM SETBACKS, THAT DEVIATION WILL BE ALLOWED ONLY WHERE SAID BUILDING IS LOCATED. IF SAID BUILDING IS DAMAGED TO MORE THAN 50% OF ITS MARKET VALUE, IT CANNOT BE REBUILT. NO ENLARGEMENT OF CURRENT SAID BUILDING SHALL BE ALLOWED. IF SAID BUILDING IS REMOVED THE PUD'S 10-FOOT SETBACK ALONG THE SITE'S EAST AND WEST SIDES WILL BE THE STANDARD.
19. UNLESS OTHERWISE INDICATED BY THE PUD DOCUMENT, THE USES, PROPERTY DEVELOPMENT STANDARDS, AND SPECIAL DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE FOR THE SF-5 DISTRICT, AND THE SITE DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE REQUIREMENTS AS APPLICABLE TO THE G0 DISTRICT FOR PARCEL 2 AND TF-3 FOR PARCEL 3 AND LC DISTRICT FOR PARCEL 1.
20. ANCILLARY ARCHITECTURAL FEATURES SUCH AS UNENCLOSED PORCHES, STOOPS, TURRETS, EAVES, PILLARS, BAYS, AND SIMILAR APPURTENANCES, SHALL BE ALLOWED WITHIN THE BUILDING SETBACKS AS PERMITTED IN THE UNIFIED ZONING CODE, SEC. III.-E.1.e(1).
21. NO NON-RESIDENTIAL TRAFFIC SHALL BE ALLOWED FROM PARCELS 1 OR 2 ONTO ELM STREET. A FIRE DEPARTMENT APPROVED FENCE WITH A LOCKING GATE SHALL BE PROVIDED FOR EMERGENCY ACCESS ONTO PARCEL 2 FROM ELM STREET.

PARCEL DESCRIPTIONS

PARCEL 1
 USES - USES PERMITTED: SINGLE-FAMILY RESIDENTIAL, DUPLEX, MULTI-FAMILY RESIDENTIAL, ASSISTED LIVING, GROUP HOME, CHURCH OR PLACE OF WORSHIP, LIMITED AND GENERAL DAY CARE, GOVERNMENT SERVICE, HOSPITAL, LIBRARY, NURSING FACILITY, LIMITED ANIMAL CARE, BANK OR FINANCIAL INSTITUTION, EVENT CENTER, FUNERAL HOME, MEDICAL SERVICES, GENERAL OFFICE, PERSONAL CARE SERVICE, PERSONAL IMPROVEMENT SERVICE, RESTAURANT, GENERAL RETAIL, SECOND HAND STORE, AND VOCATIONAL SCHOOL.
 GROSS LAND AREA - 56,163 s.f.
 MAX. BUILDING HEIGHT - 35'
 MAX. DENSITY D.U. - 10/ACRE

PARCEL 2
 USES - USES PERMITTED: SINGLE-FAMILY RESIDENTIAL, DUPLEX, MULTI-FAMILY RESIDENTIAL, ASSISTED LIVING, GROUP HOME, CHURCH OR PLACE OF WORSHIP, LIMITED AND GENERAL DAY CARE, NURSING FACILITY, GENERAL OFFICE, MEDICAL SERVICES AND AN EVENT CENTER IN THE EXISTING METAL BUILDING ON PARCEL 2.
 GROSS LAND AREA - 39,601 S.F.
 MAX. BUILDING HEIGHT - 35'
 MAX. DENSITY D.U. - 10/ACRE

PARCEL 3
 USES - ALL USES PERMITTED BY RIGHT IN THE TF-3 ZONING DISTRICT.
 GROSS LAND AREA - 109,702 S.F.
 MAX. BUILDING HEIGHT - 35'
 MAX. DENSITY D.U. - 8/ACRE



10-7-2017
 Approved PUD 2017-09
APPROVED PUD
 MARC 4-20-12
 WCC 5-24-12
 MAPD COPY 2/17

NAHOLA
PLANNED UNIT DEVELOPMENT (PUD-37)
 DATE OF PREPARATION 6/4/2012