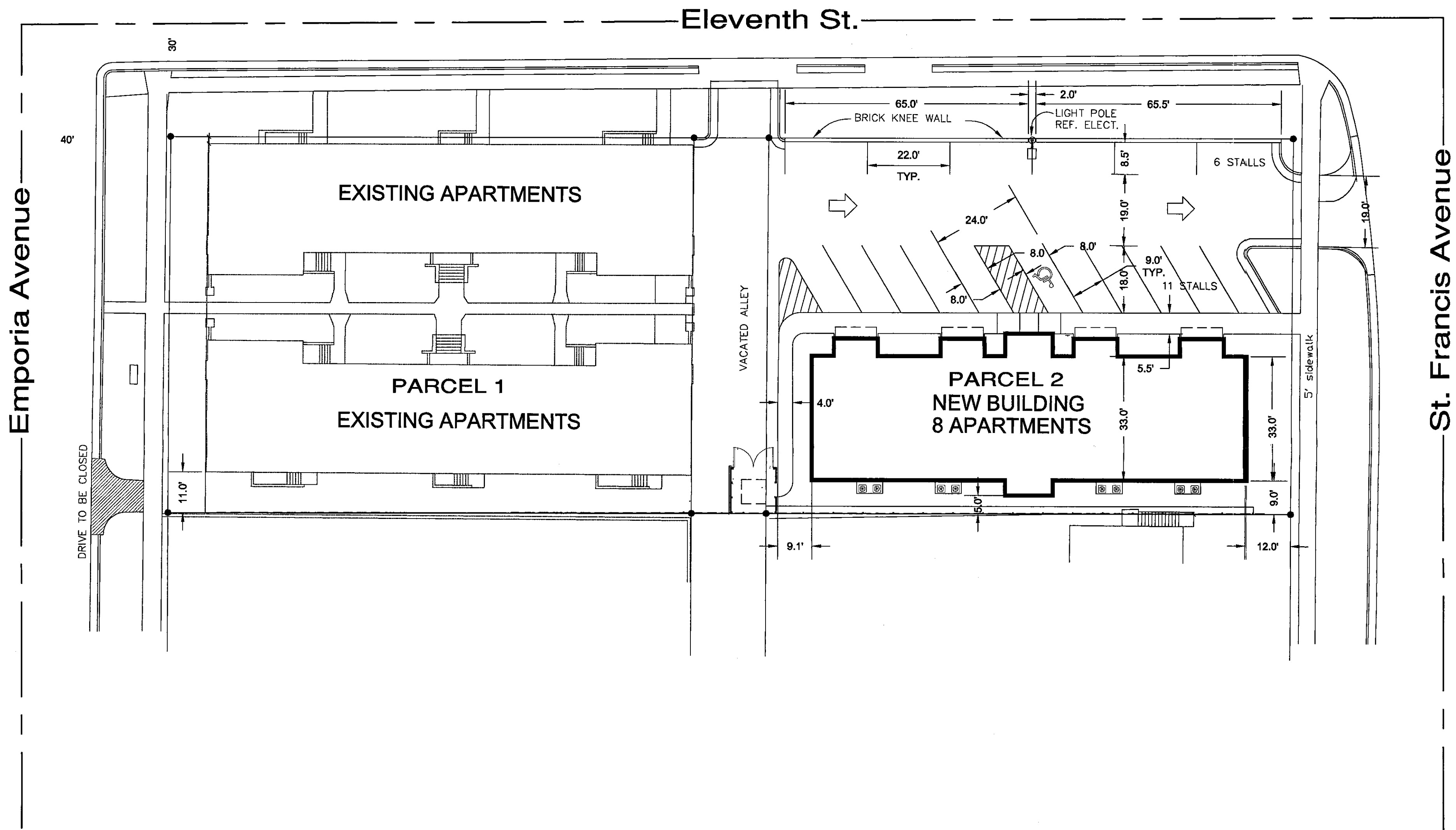


OLD ENGLISH MANOR APARTMENTS
PLANNED UNIT DEVELOPMENT
PUD-22



GENERAL PROVISIONS:

1. Total Land Area: 30,018.7 ± sq.ft. or 0.69 ± acres
2. Total density: 32 units
3. This Planned Unit Development shall be restricted to the uses permitted by the "B" Multi-Family Residential District.
4. Parking shall be as shown on the plan.
5. Setbacks are as indicated on the P.U.D. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
6. Signs shall be in accordance with the Sign Code of the City of Wichita for the "B" Multi-Family Residential District.
7. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
8. The design layout on this plan illustrates only one development concept. Additional design concepts must meet all requirements of this plan.
9. Landscaping for this site shall be approved by the Planning Director. There shall be landscaping provided on the north side of the required knee wall.
10. Screening for this site shall comply with requirements of the Unified Zoning Code. There shall be a three-foot tall brick screening knee wall along the 11th Street frontage of Parcel 2.
11. Air conditioning units shall be prohibited within the courtyard area of Parcel 1. Air conditioning units shall be screened with landscaping along the 11th Street frontage of Parcel 1.
12. The existing drive approach on Emporia located at the south west corner of Parcel 1 shall be closed.
13. All new development within Parcels 1 and 2 shall be reviewed by the City of Wichita Historic Preservation Board prior to the issuance of building permits.
14. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
15. The Transfer of title of all or any portion of land included within the Planned Unit Development (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.
16. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
17. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 1

- | | |
|--------------------------------------|---|
| A. Net Area: | 15,008.6 sq.ft. |
| B. Maximum Number of Dwelling Units: | 24 |
| C. Maximum building height: | 55 feet |
| D. Setbacks: | 0' along 11th Street
9' along Emporia
5' rear yard
0' interior side yard |
| E. Access Points: | See Drawing |

PARCEL 2

- | | |
|--------------------------------------|--|
| A. Net Area: | 15,010.1 sq.ft. |
| B. Maximum Number of Dwelling Units: | 8 |
| C. Maximum building height: | 55 feet |
| D. Setbacks: | 0' along 11th Street
12' along St. Francis
5' rear yard
0' interior side yard |
| E. Access Points: | See Drawing |

LEGAL DESCRIPTION:

Lots 44, 46, 48 and 50, on Emporia Avenue, Burleigh's Addition to Wichita; together with Lots 43, 45, 47 and 49, on 4th Street (now St. Francis Avenue), Burleigh's Addition to Wichita.

REVISIONS

Drawn: December 23, 2005
MAPC Approved: February 16, 2006
WCC Approved: March 21, 2006

PUD
SITE PLAN

APPROVED 4-7-06 BY DM
MAPC 182



SCALE: 1" = 20'

PUD-22

OLD ENGLISH MANOR APARTMENTS
PLANNED UNIT DEVELOPMENT

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ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE