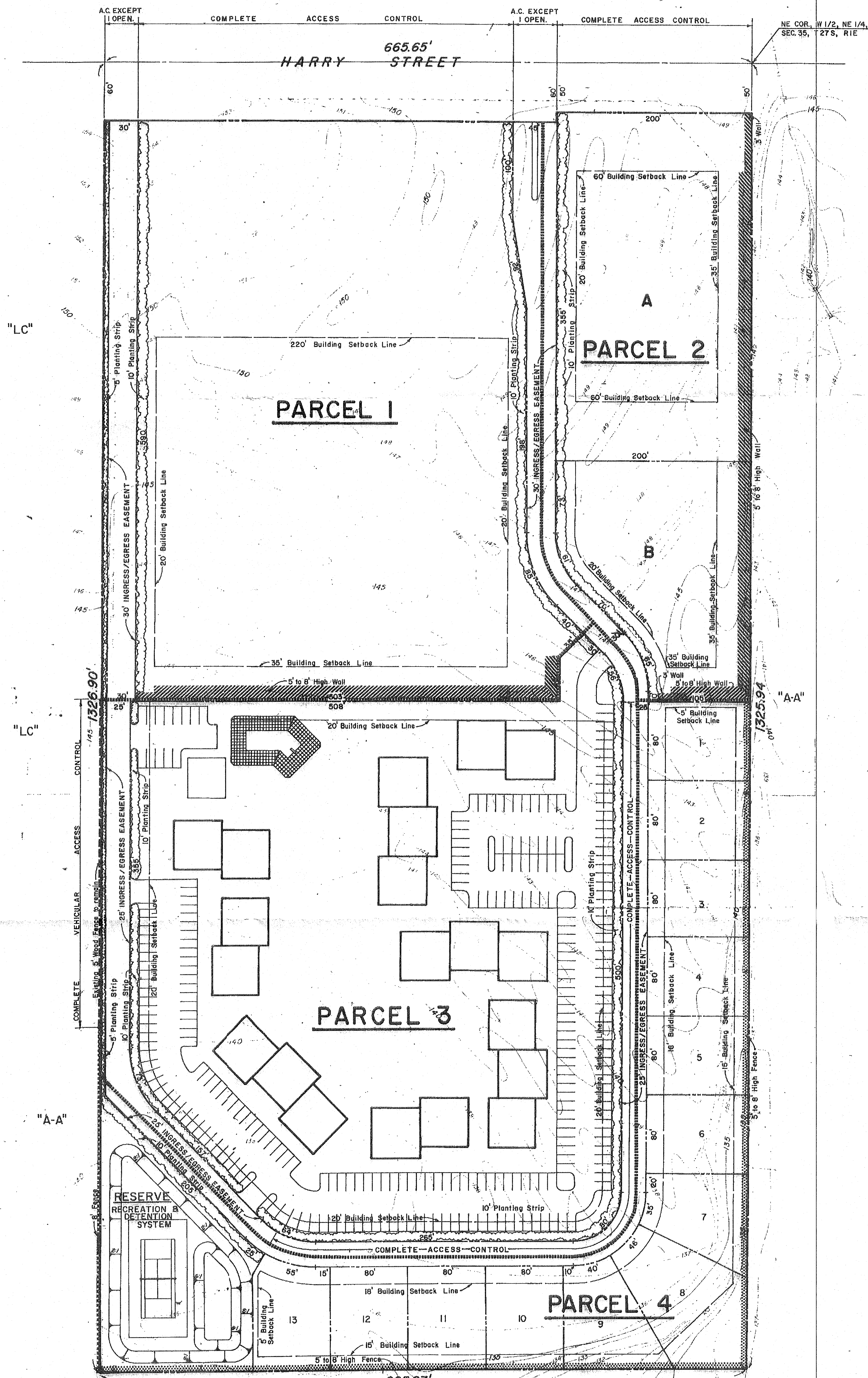




- GENERAL
- TOTAL GROSS AREA = 20.26 ACRES ±
- TOTAL NET AREA = 19.7 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)
- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 9.1 ACRES ± OF "LC" ZONING AND 10.6 ACRES OF "R-6" ZONING.
- GENERAL PROVISIONS
- 1.) ACCESS CONTROL: ACCESS TO HARRY STREET SHALL BE LIMITED TO TWO (2) OPENINGS. ONE OPENING SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD.
 - 2.) CONSTRUCTION OF THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY AND A DECEL LANE FROM 200 FEET ± WEST OF THE WEST ENTRANCE TO THE EAST ENTRANCE WILL BE GUARANTEED AT THE TIME OF PLATTING. CONSTRUCTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT.
 - 3.) DRAINAGE: AT THE TIME OF RE-PLATTING, THE APPLICANT SHALL SUBMIT A REVISED DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
 - 4.) THE DIFFERENCE BETWEEN THE DEVELOPED "100 YEAR STORM" WATER RUNOFF AND THE UNDEVELOPED 100 YEAR STORM WATER RUNOFF SHALL BE DETAINED AND RELEASED AT A RATE NOT TO EXCEED THE UNDEVELOPED 100 YEAR STORM WATER RUNOFF.
 - 5.) AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE DRAINAGE SYSTEM SHALL BE SUBMITTED WITH THE PLAT.
 - 6.) BUILDING SETBACKS ARE AS NOTED ON THE PLAN OR IN THE PARCEL DESCRIPTIONS. PARCEL 2b IS NOT REQUIRED TO HAVE A SETBACK ON THE NORTH.
 - 7.) ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA - NO BILLBOARD ADVERTISEMENT OR PORTABLE SIGNS SHALL BE ALLOWED.
 - 8.) THE PARKING RATIO FOR PARCELS ONE (1) AND TWO (2) SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA. THE PARKING RATIO FOR PARCELS THREE (3) AND FOUR (4) SHALL BE AS NOTED IN THE PARCEL DESCRIPTIONS.
 - 9.) WHERE FIRE LANE EASEMENTS ARE REQUIRED, BY CITY CODE, SAID FIRE LANES WILL BE SETBACK PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). FIRE LANES SHALL BE HARD SURFACED, 24 FEET MINIMUM IN WIDTH, AND CONTRACTED WITH A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - 10.) INGRESS AND EGRESS TO ALL PARCELS SHALL BE PROVIDED VIA THE INGRESS/EGRESS EASEMENT AS SHOWN. THE ROADWAY IN PARCELS ONE (1) AND TWO (2) SHALL BE 29 FEET BACK OF CURB TO BACK OF CURB. THE ROADWAY IN PARCELS THREE (3) AND FOUR (4) SHALL BE 25 FEET BACK OF CURB TO BACK OF CURB. THE ROADWAY SHALL BE HARD SURFACED AND CONSTRUCTED WITH A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF.
 - 11.) NO PARKING SHALL BE ALLOWED IN SAID INGRESS/EGRESS EASEMENT IN ANY PARCEL. NO BACKOUT PARKING FROM PARCELS ONE (1), TWO (2) OR THREE (3) SHALL BE ALLOWED TO THE INGRESS/EGRESS EASEMENT.
 - 12.) AT THE TIME OF PLATTING AN OWNER'S ASSOCIATION AGREEMENT, FOR ALL PARCELS, SHALL BE SUBMITTED TO PROVIDE FOR THE MAINTENANCE OF THE INGRESS/EGRESS EASEMENT, PRIVATE DRIVES, NON-PUBLIC-OPEN SPACE AND COMMON AREAS, PARKING AREAS, COMMUNITY FACILITIES, LANDSCAPING, WALLS, FENCES, ETC. FAILURE TO PROPERLY MAINTAIN THE ABOVE LISTED IMPROVEMENTS SHALL CONSTITUTE A VIOLATION OF C.U.P. PROVISIONS. AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE ROADWAY AND INGRESS/EGRESS EASEMENT SHALL BE SUBMITTED WITH THE PLAT.
 - 13.) FENCING AND SCREENING: AN EIGHT FOOT HIGH, SOLID OR SEMI-SOLID FENCE CONSTRUCTED OF WOOD OR SIMILAR MATERIAL, SHALL BE CONSTRUCTED ALONG THE SOUTH 350 FEET OF THE WEST PROPERTY LINE ADJACENT TO THE RESIDENTIAL DISTRICT TO THE WEST. CONSTRUCTION WILL BE IN SUCH A MANNER THAT PEDESTRIAN ACCESS IS PROHIBITED.

THE EXISTING FIVE FOOT HIGH WOOD FENCE ALONG THE WEST LINE OF PARCEL THREE (3) ADJACENT TO THE LIGHT COMMERCIAL IS TO REMAIN AND SHALL BE MAINTAINED BY THE OWNER'S ASSOCIATION MENTIONED IN 9.49.

A FIVE FOOT TO EIGHT FOOT HIGH FENCE SHALL BE CONSTRUCTED ALONG THE EAST AND SOUTH LINE OF PARCEL FOUR (4). THE FENCING MAY BE OF WOVEN WIRE, WROUGHT IRON, WOOD, OR OTHER SIMILAR MATERIAL, PROVIDED THAT IT IS CONSTRUCTED IN SUCH A MANNER THAT PEDESTRIAN ACCESS IS PROHIBITED, EXCEPT AT SUCH POINTS AS MAY BE AGREED UPON IN WRITING BETWEEN THE PARK BOARD AND THE DEVELOPER (OWNER).

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED BETWEEN PARCELS ONE (1) AND TWO (2) ADJACENT TO THE RESIDENTIAL DISTRICTS TO THE SOUTH AS INDICATED ON THE PLAN.

THE WALL ALONG THE EAST LINE OF PARCEL TWO (2), AS REQUIRED BY THE CODE, MAY BE SUBSTITUTED WITH FENCING PROVIDED THAT THE LOTS ARE DEVELOPED IN SUCH A MANNER THAT THE STORAGE AREAS, SERVICE AREAS, AND REAR OF THE BUILDINGS ARE ARCHITECTURALLY SCREENED AND/OR FACADED TO BE COMPATIBLE WITH THE FRONTS OF THE BUILDINGS. THE FENCING SHALL BE AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF WROUGHT IRON, STEEL TUBING, BRICK, STONE, MASONRY, OR COMBINATIONS THEREOF, AND CONSTRUCTED IN SUCH A MANNER AS TO PROHIBIT PEDESTRIAN ACCESS.

A PLAN FOR THE FENCING AND CONSTRUCTION PLANS SHOWING HOW THE EXTERIOR OF THE BUILDINGS, STORAGE AREAS, AND SERVICE AREAS WILL BE HANDLED SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). ALL SERVICE AND TRASH AREAS ALONG THE EAST LINE OF PARCEL TWO (2) SHALL BE SCREENED BY SOLID FENCING. THE METHOD OF CONSTRUCTION FOR THE WALL OR FENCE SHALL BE CONSISTENT ALONG THE EAST LINE OF PARCEL TWO (2).

THE WALL ALONG THE SOUTH LINE OF PARCELS (1) AND TWO (2) SHALL BE REDUCED TO THREE (3) FEET AT THE BUILDING SETBACK LINES ADJACENT TO THE INGRESS/EGRESS EASEMENT, EXCEPT AS INDICATED ON THE PLAN. THE WALL OR FENCE ALONG THE EAST LINE OF PARCEL TWO (2) SHALL BE REDUCED TO THREE (3) FEET AT THE BUILDING SETBACK ALONG HARRY STREET.

11.) THE 10 FOOT PLANTING STRIPS, AS INDICATED ON THE PLAN ALONG THE ACCESS EASEMENT, SHALL CONSIST OF STREET TREES, GRASS AND LOW SHRUBBERY. THE FIVE (5) FOOT PLANTING STRIP, ON THE WEST SIDE OF PARCEL 1, AS INDICATED ON THE PLAN, SHALL CONSIST OF GRASS, SHRUBBERY, AND VINES. THE PLANTING STRIPS SHALL BE MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

NOTE: SITE PLAN ADJUSTMENT DATED 7-22-80 AND SITE PLAN A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIPS, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIAL, AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT(S) FOR PARCELS ONE (1), TWO (2), THREE (3), OR FOUR (4).

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

12.) THE DENSITY FOR THE RESIDENTIAL PORTION OF THIS DEVELOPMENT SHALL NOT EXCEED 24 D.U.'s/NET ACRE OR A TOTAL OF 252 D.U.'s.

13.) THE OWNER SHALL COVENANT FOR HIS APPROVAL ALL BUILDING DESIGNS AS TO EXTERIOR FORM, COLOR, AND MATERIALS FOR COMPATIBILITY WITH HIS PROPOSED ARCHITECTURAL THEME.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USES - FINANCIAL, OFFICE, PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

GROSS AREA - 6.4 ACRES ±
NET AREA (EXCLUSIVE OF INGRESS/EGRESS EASEMENT) - 238,500 SQ. FT. ± OR 5.5 ACRES ±
MAXIMUM GROSS FLOOR AREA - 77,500 SQ. FT.
MAXIMUM BUILDING HEIGHT - 65 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE
(NOTE: PARCEL ONE IS A COMBINATION OF PARCELS ONE "A", "B", AND "C" AS ORIGINALLY APPROVED AND COMBINED BY ADMINISTRATIVE ADJUSTMENT DATED JANUARY 4, 1984.)

PARCEL TWO (A)

PROPOSED USES - FINANCIAL, OFFICE, RESTAURANTS (EXCLUDING FAST FOOD RESTAURANTS AND/OR RESTAURANTS WITH TAKE-UP WINDOWS), AND THOSE USES PERMITTED IN THE "OC" ZONING DISTRICT.

GROSS AREA - 1.75 ACRES ±
NET AREA (EXCLUSIVE OF INGRESS/EGRESS EASEMENT) - 71,000 SQ. FT. ± OR 1.6 ACRES ±
MAXIMUM BUILDING COVERAGE - 12,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL TWO (B)

PROPOSED USES - OFFICE AND THOSE USES PERMITTED IN THE "GO" ZONING DISTRICT.

GROSS AREA - 0.95 ACRES ±
NET AREA (EXCLUSIVE OF INGRESS/EGRESS EASEMENT) - 39,575 SQ. FT. ± OR 0.9 ACRES ±
MAXIMUM BUILDING COVERAGE - 16,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 16,000 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET

(NOTE: PARCELS TWO "A" AND "B" ARE A COMBINATION OF PARCELS TWO "A", "B", AND "C" AS ORIGINALLY APPROVED AND COMBINED BY ADMINISTRATIVE ADJUSTMENT DATED MARCH 29, 1984.)

PARCEL THREE

PROPOSED USES - GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA - 6.9 ACRES ±
DENSITY - 29 D.U.'s/NET ACRE OF 200 D.U.'s.
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 1.5/D.U.

PARCEL FOUR

PROPOSED USE - DWELLING UNITS WITH ACCOMMODATIONS FOR TWO, THREE, OR FOUR FACILITIES PER LOT.

NET AREA - 3.7 ACRES ±
DENSITY - 14 D.U.'s/NET ACRE OR 52 D.U.'s.
PARKING RATION - 2.0/D.U.
SIDE YARD SETBACK - 5 FEET

(NOTE: PARCELS TWO "A" AND "B" ARE A COMBINATION OF PARCELS TWO "A", "B", AND "C" AS ORIGINALLY APPROVED AND COMBINED BY ADMINISTRATIVE ADJUSTMENT DATED MARCH 29, 1984.)

See Admin. Adjust. 6-11-85 THAT REDUCED SETBACK LINES PARCEL 2

As Per AD CUPMND-16-88m
4-17-2020

APPROVED CUP

DATE 7-14-83

DP130

DP130

GEORGETOWN C.U.P.

June, 1983

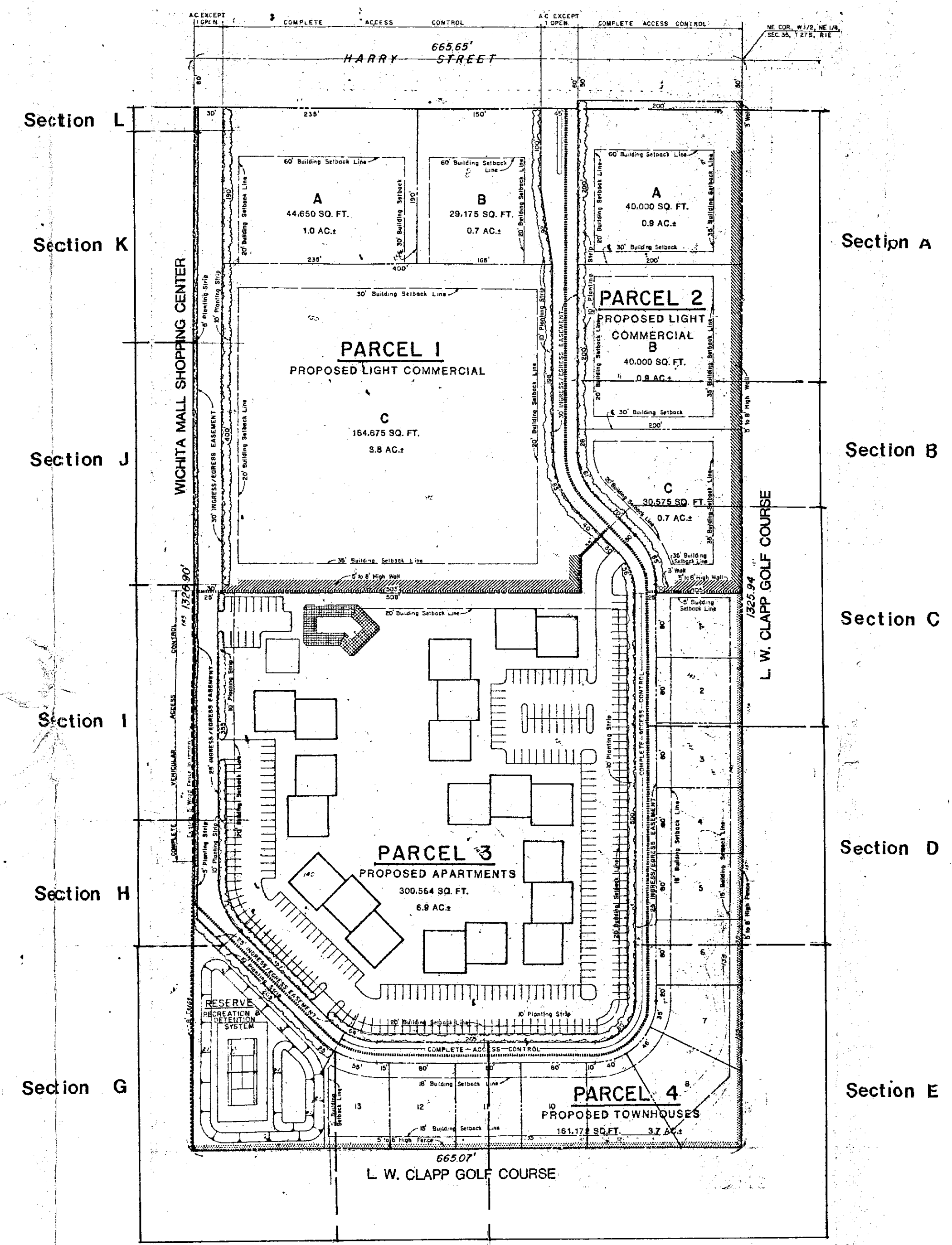
Note: Revised to reflect Administrative Adjustments dated 1-4-84 & 3-29-84.

Administrative Adjustment on Parcel 2 4-03-2020



See administrative
adjustment dated
7-30-84
(Retainment center
w/ 1.74 parking spaces
per unit)

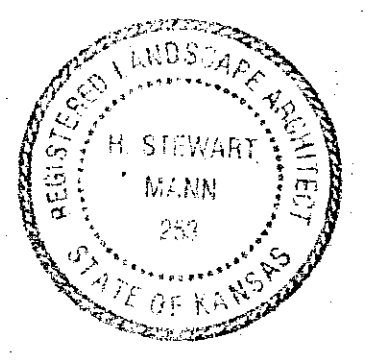
and site plan (8-28-89)



Section F Approved Landscape Plan
 DP-130 see memo DATED 1/4/84

GEORGETOWN DEVELOPMENT

C.U.P Required Planting



project no: 2118
 drawn by: S. Niemann
 date: Dec. 15, 1983

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Plant List

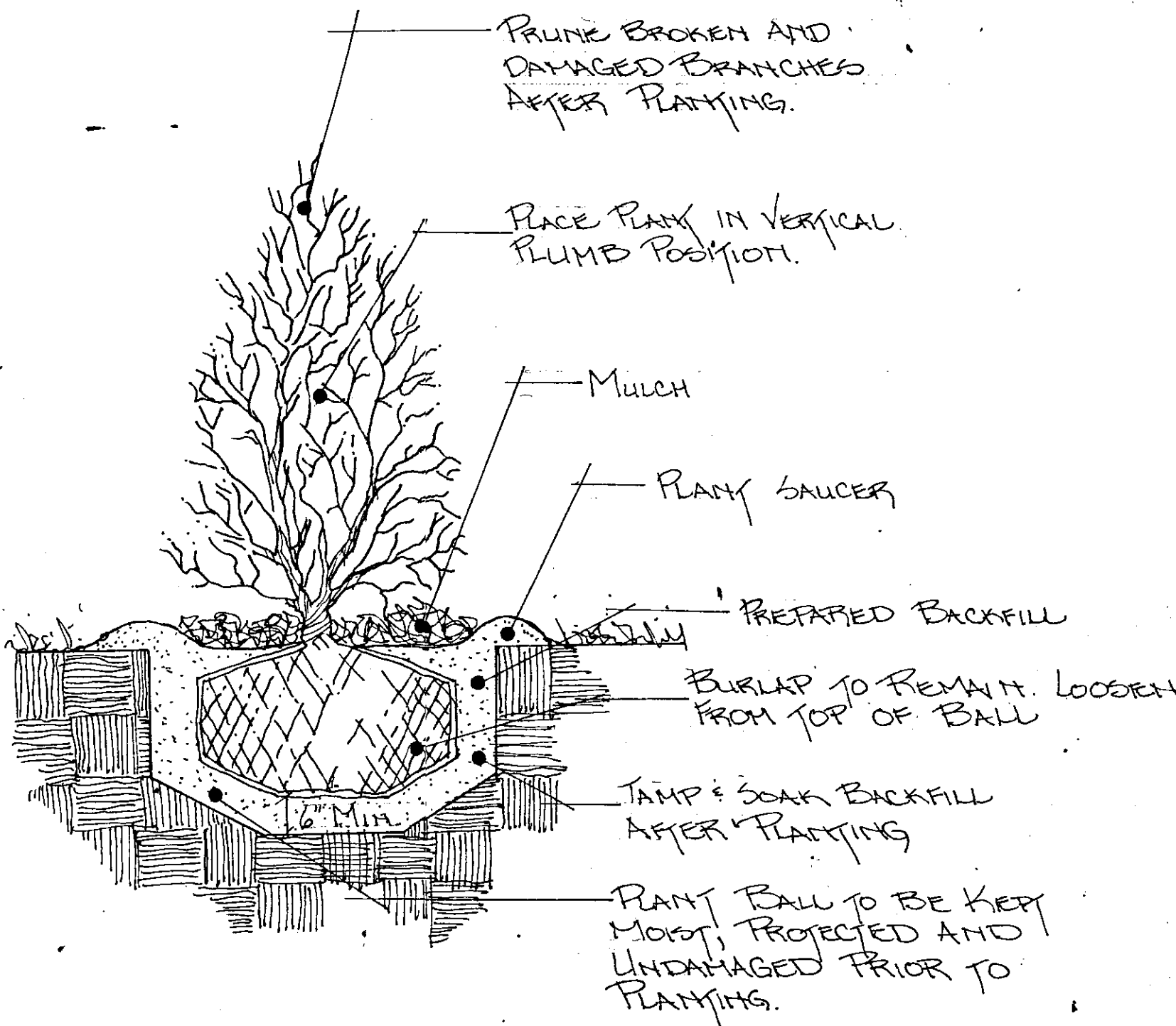
Quant	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
7	ACER BUERGERIANUM	TRIDENT MAPLE	6'-8'	B+B	SINGLE STEM
14	ACER RUBRUM	RED MAPLE	1"-1 1/2"	B+B	
10	CERCIS CANADENSIS	EASTERN REDBUD	6'-8'	B+B	
23	QUERCUS TRIACANTHOS 'INTERMIS'	THORNLESS HONEYLOCUST	1"-1 1/2"	B+B	SPECIMEN
21	KOELREUTARIA PANICULATA	GOLDENRAH FREE	6'-8'	B+B	
6	MALUS 'ZUMI'	ZUMI CRAB	5 GAL	CONT.	
28	PIRUS SOLYESTRIS	SCOTCH PINE	5'-6'	B+B	SINGLE STEM SPECIMEN
49	COTONEASTER AFICULATA	CRANBERRY COTONEASTER	1 GAL	CONT.	
42	EUONYMUS ALATUS 'CONTACTUS'	PURF. WINGED EUONYMUS	1 GAL	CONT.	
36	JUNIPERUS CHINENSIS 'PITZERIAN'	PITZER JUNIPER	5 GAL	CONT.	USE EXISTING PLANT MATERIAL FIRST THEN SUPPLEMENT W/ NURSERY STOCK.
49	JUNIPERUS BARINA 'VON ENRON'	VON ENRON JUNIPER	1 GAL	CONT.	
115	RHUS AROMATICA	FRAGRANT SUMAC	1 GAL	CONT.	
84	SPIRAEA JAPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	1 GAL	CONT.	
53	VIBURNUM DEHYALUM	ARROWWOOD VIBURNUM	5 GAL	CONT.	
6186	PHALARIS ARUNDINACEA	RIBBON GRASS	2 1/4"	POT.	

General Notes:

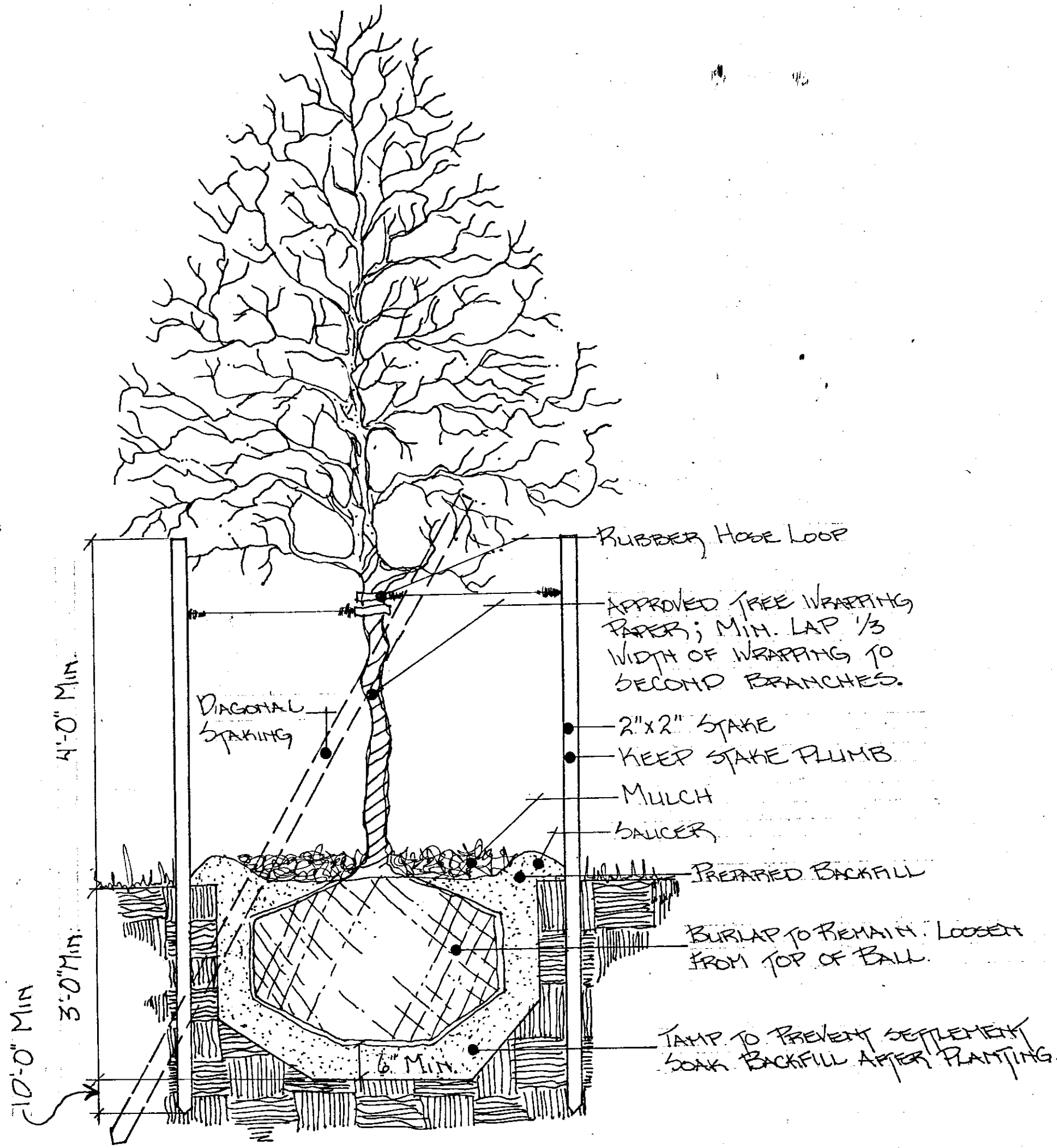
- ALL TREES ARE TO BE STAKED, PRUNED, MULCHED AND WRAPPED.
- ALL SHRUB BEDS TO RECEIVE 3'-4" SHREDDED BARK MULCH.
- DO NOT MULCH GROUND COVER BEDS.

Legend

- Deciduous Tree
- Evergreen Tree or Shrub
- Deciduous Shrub
- Groundcover
- Mulch
- Hose Bib



1 Shrub Planting Detail (No Scale)



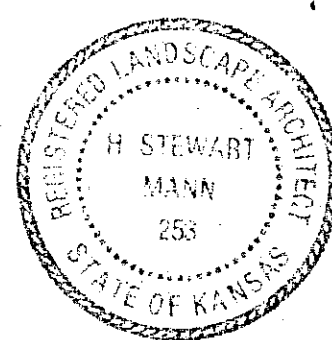
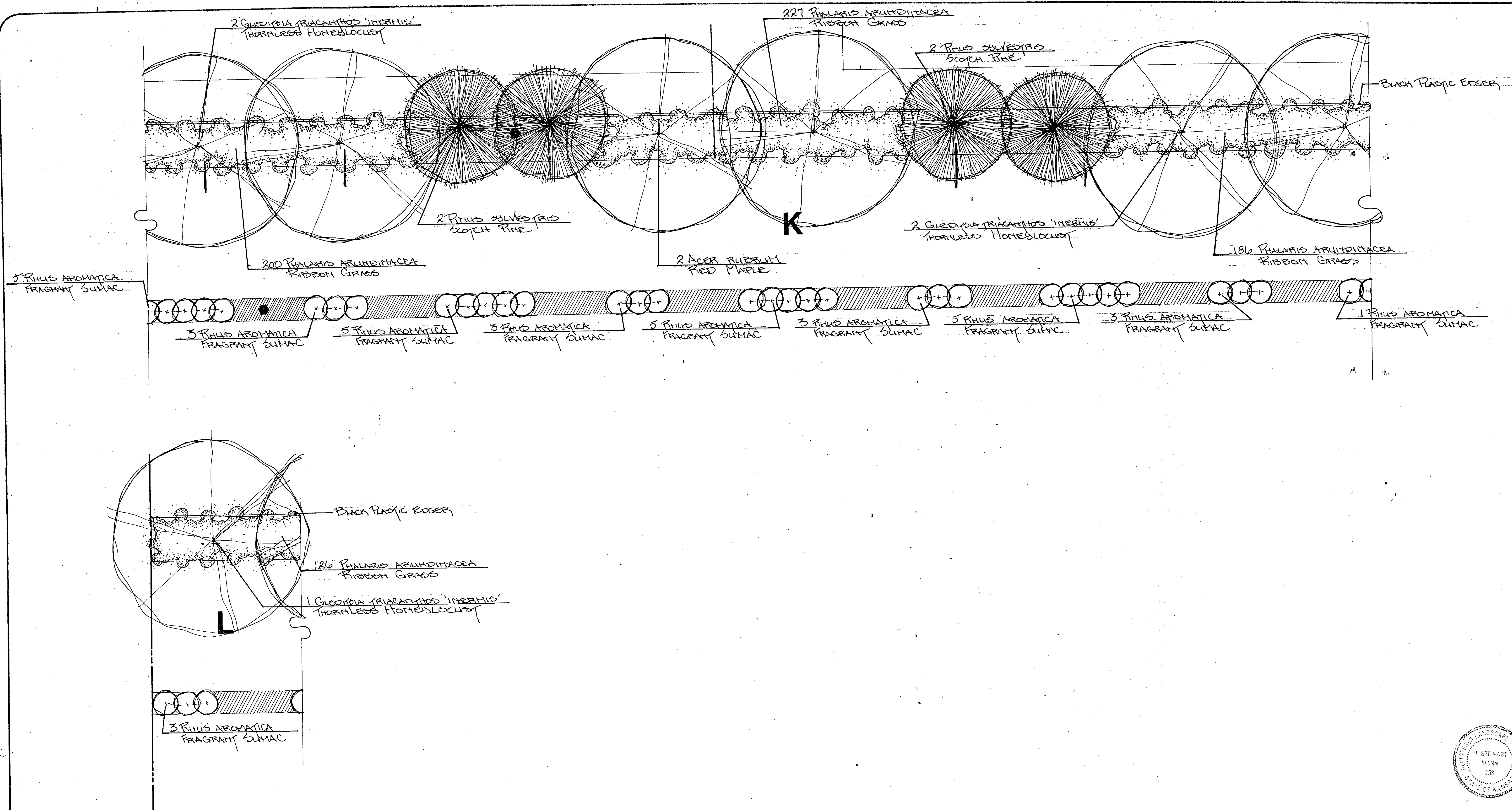
2 Tree Planting Detail (No Scale)



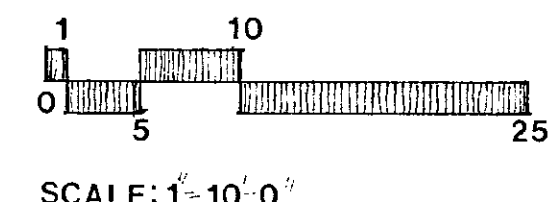
project no: 12118
drawn by: S. Neman
date: Dec 9, 1983

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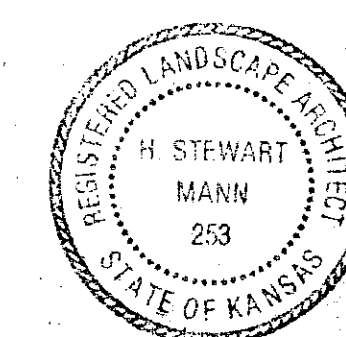


project no: 0218
 drawn by: S. Nieman
 date: Dec. 8, 1983



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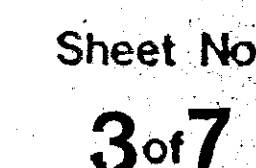
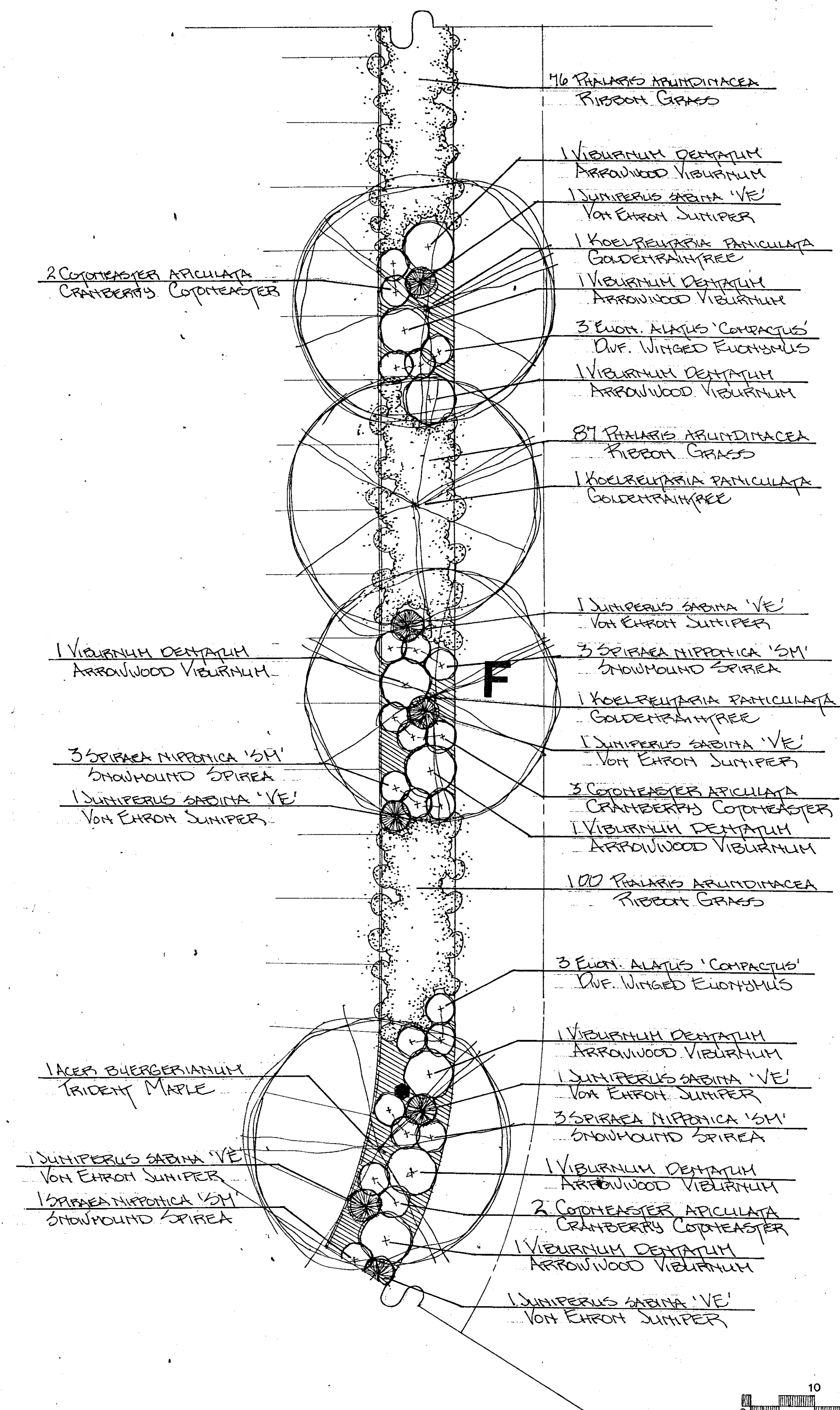


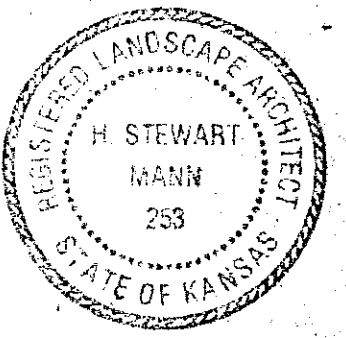
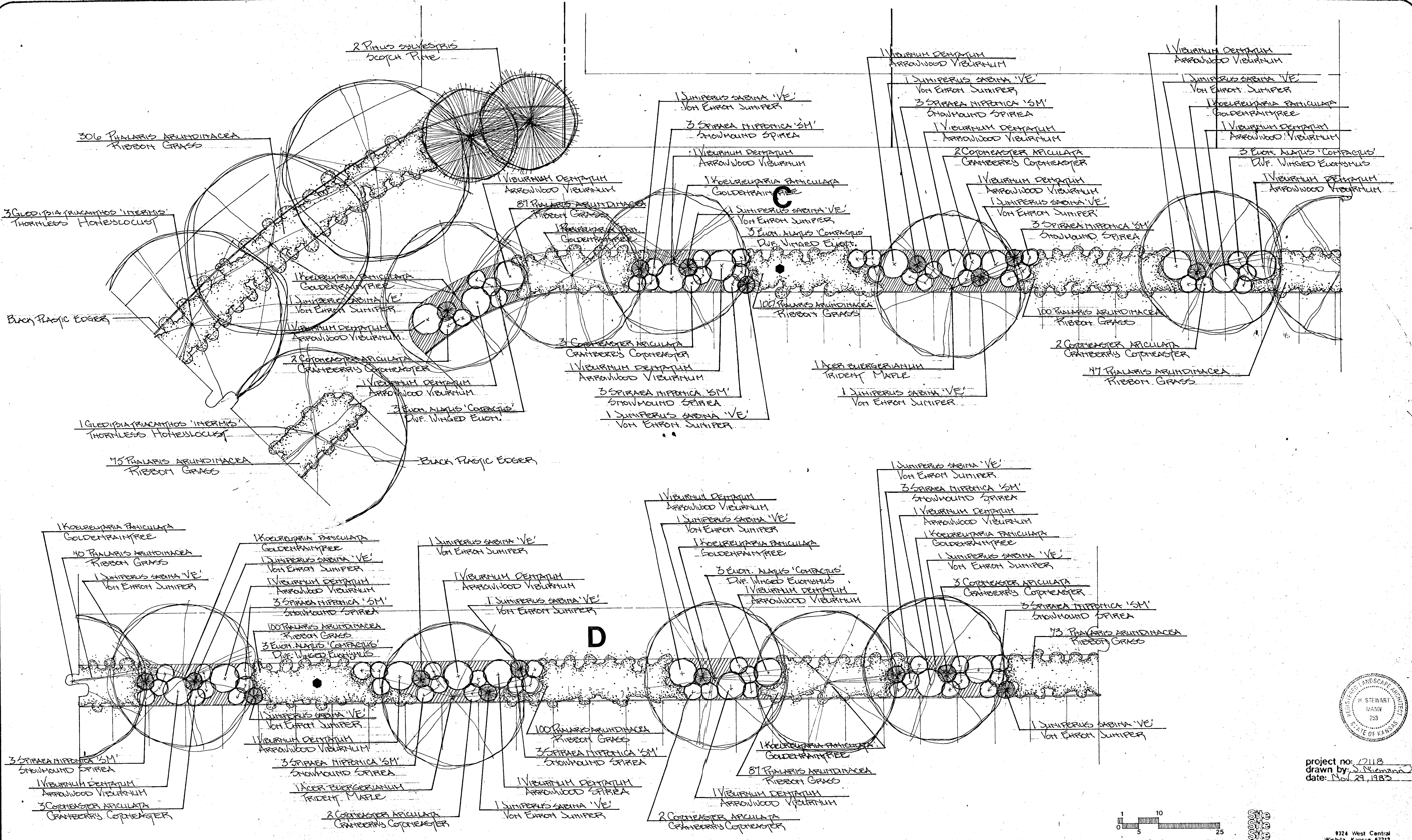
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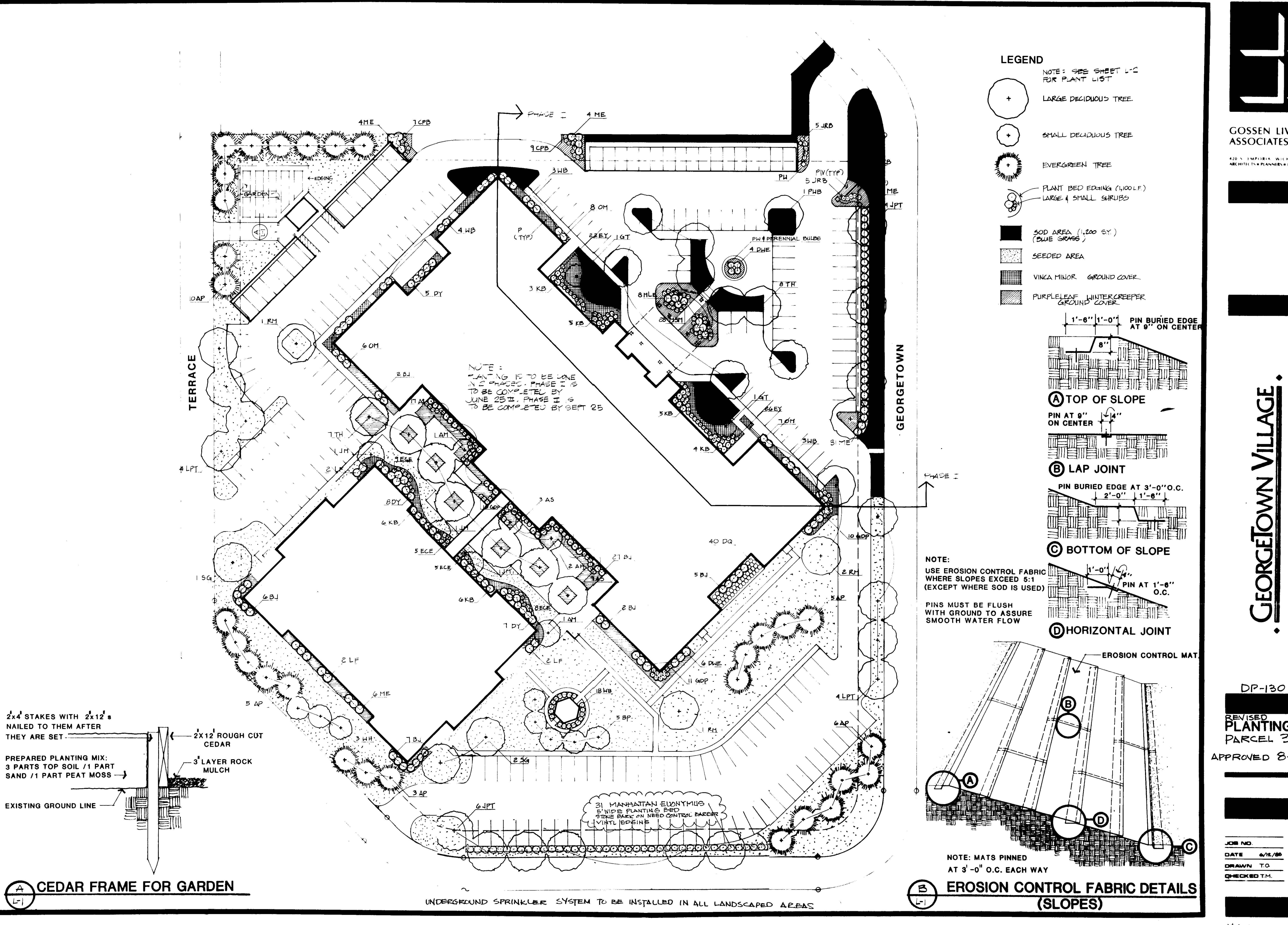


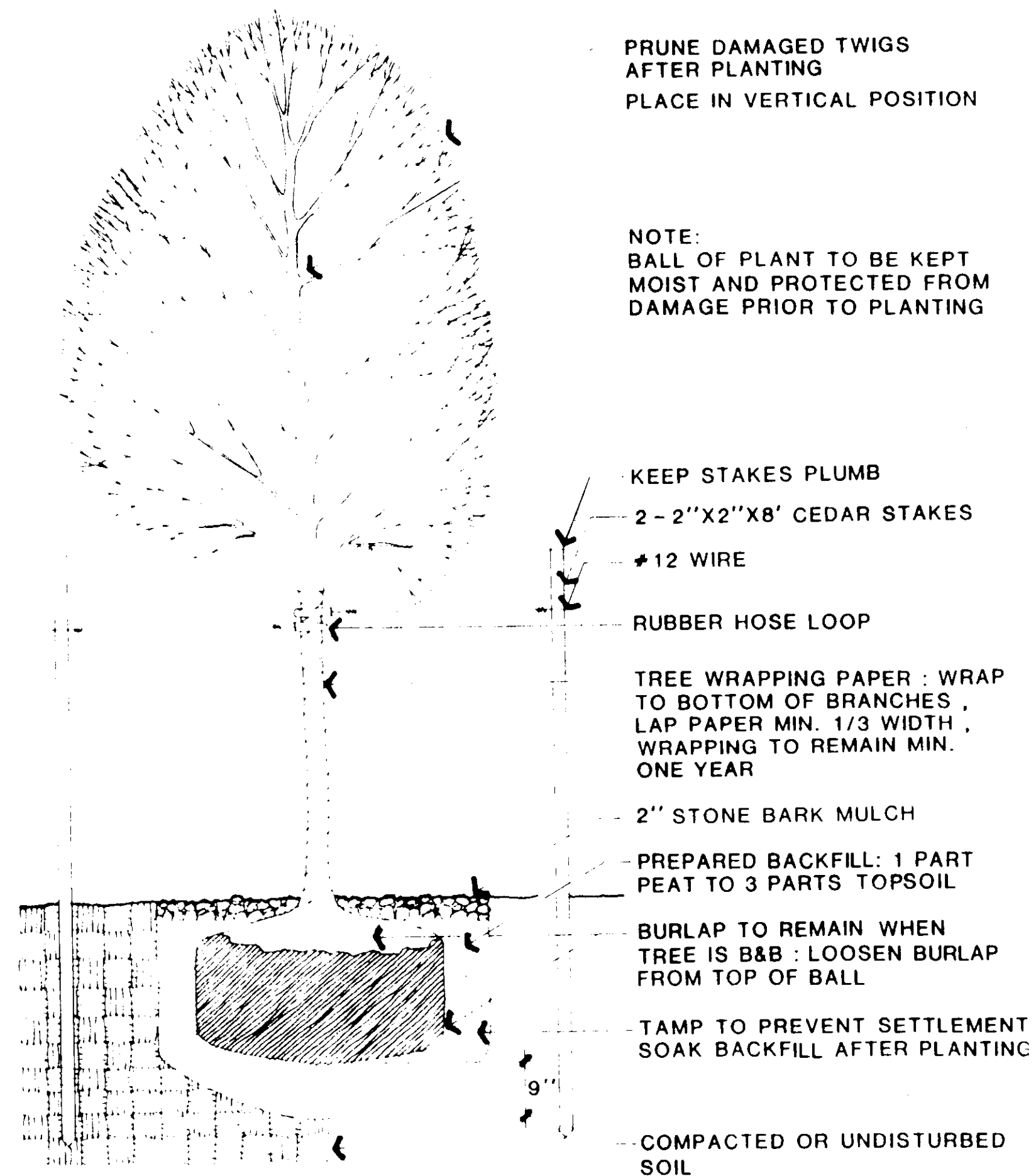
project no: 12118
 drawn by: S. Niemann
 date: Nov. 29, 1983

1 10 25
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 SCALE: 1"=10'-0"

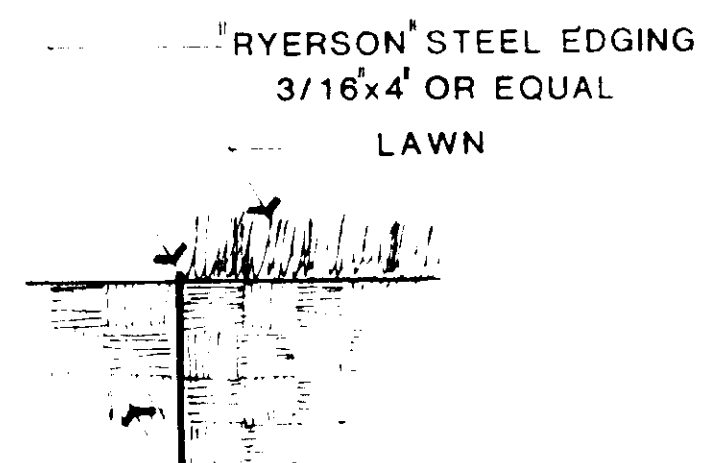
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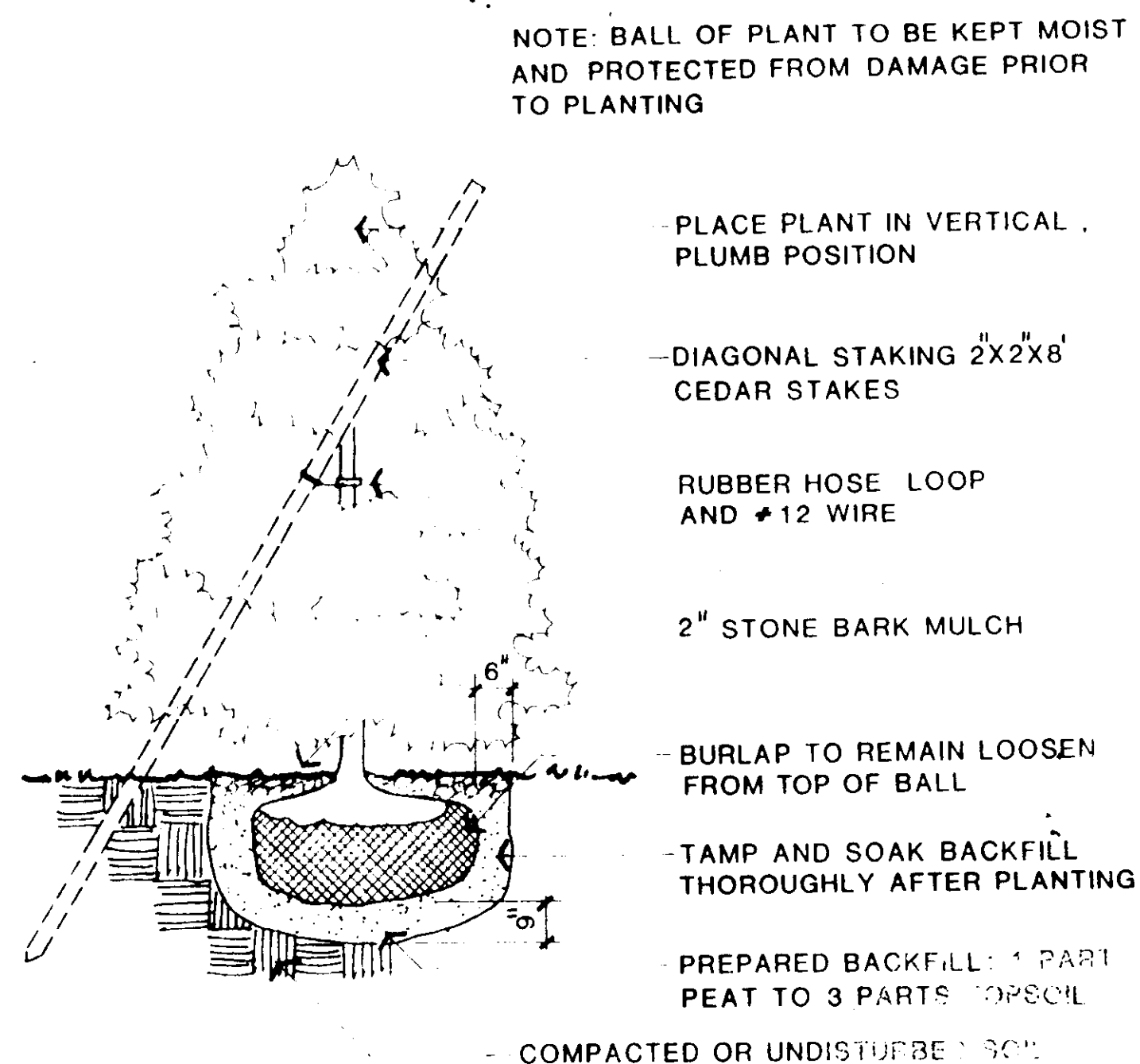




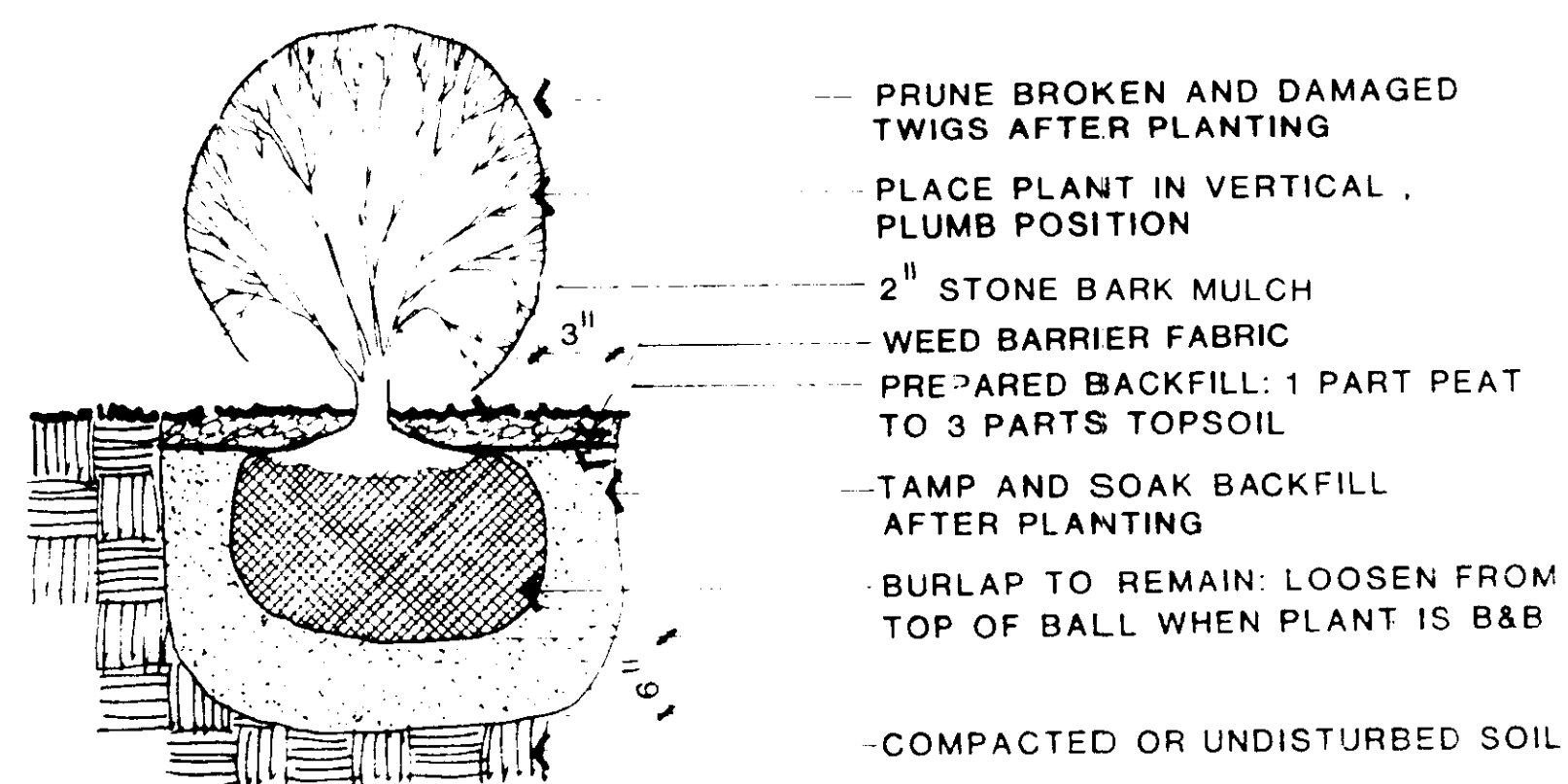
A
L-2
DECIDUOUS TREE PLANTING DETAIL



C
L-2
STEEL EDGING DETAIL



E
L-2
CONIFEROUS TREE PLANTING DETAIL



D
L-2
SHRUB PLANTING DETAIL

PLANT LIST

SYM	QTY	BOTANICAL NAME
SHADE TREES		
LPT	8	PLATANUS ACERIFOLIA
TH	15	GLADIOLUS TRIANTHOS
SG	3	LIQUIDAMBAR STYRACIFLUA
JPT	10	SOPHORA JAPONICA
RM	4	ACER RUBRUM

ORNAMENTAL TREES		
PWB	1	BETULA PAPIRIFERA
BP	5	PIRUS CALLERIANA 'BRADFORD'
AM	4	ACER GINNALA
GI	2	KOELREUTERIA PANICULATA
JM	3	ACER PALMATUM 'DISSECTUM'
WH	3	CRATAEGUS PHAENOPHYLLUM

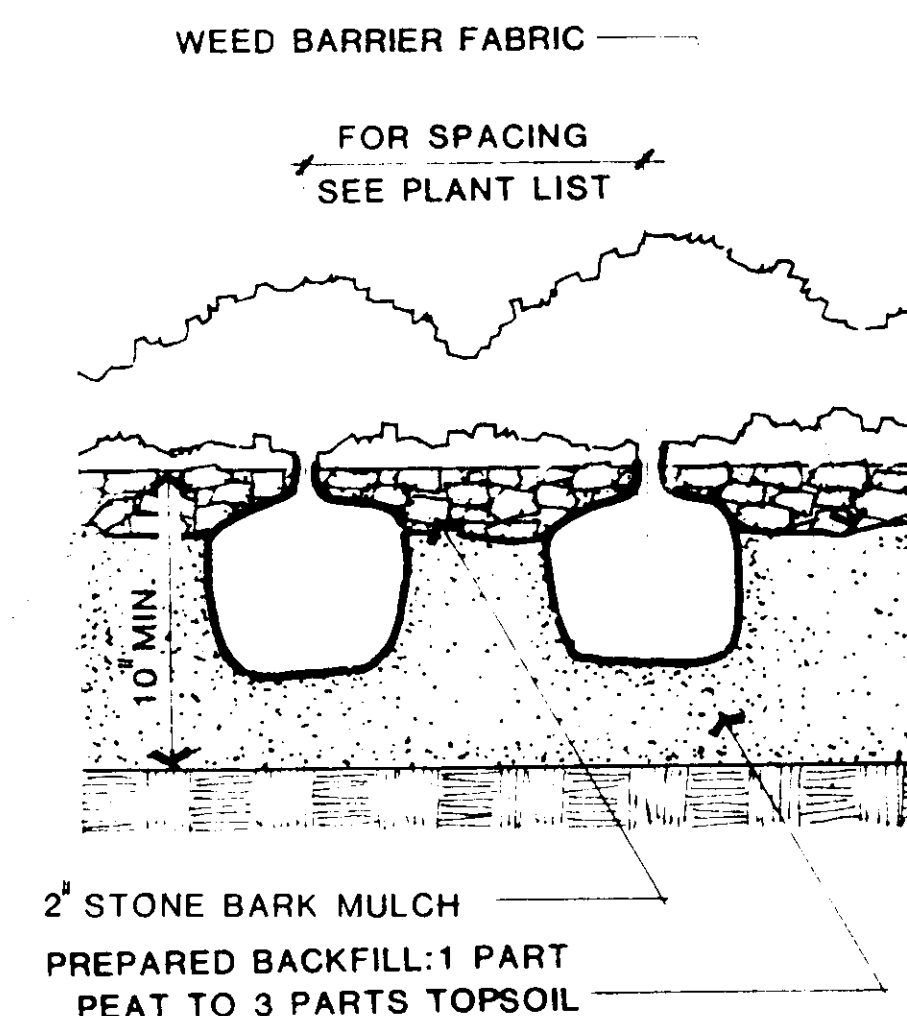
EVERGREENS		
AP	29	PINUS NIGRA

LARGE & MED SHRUBS		
LF	6	FORSYTHIA INTERMEDIA
KB	29	BERBERIS THUNBERGII 'KOBOLD'
TE	45	EUONYMUS KNAUSCHOVICUS
OM	21	MAHONIA AQUIFOLIUM
MLE	8	EUONYMUS NAUSCHOVICUS
DT	20	TAXUS MEDIA 'DENSIFORMIS'
JRB	10	BERBERIS THUNBERGII 'ATROPURPUREA'

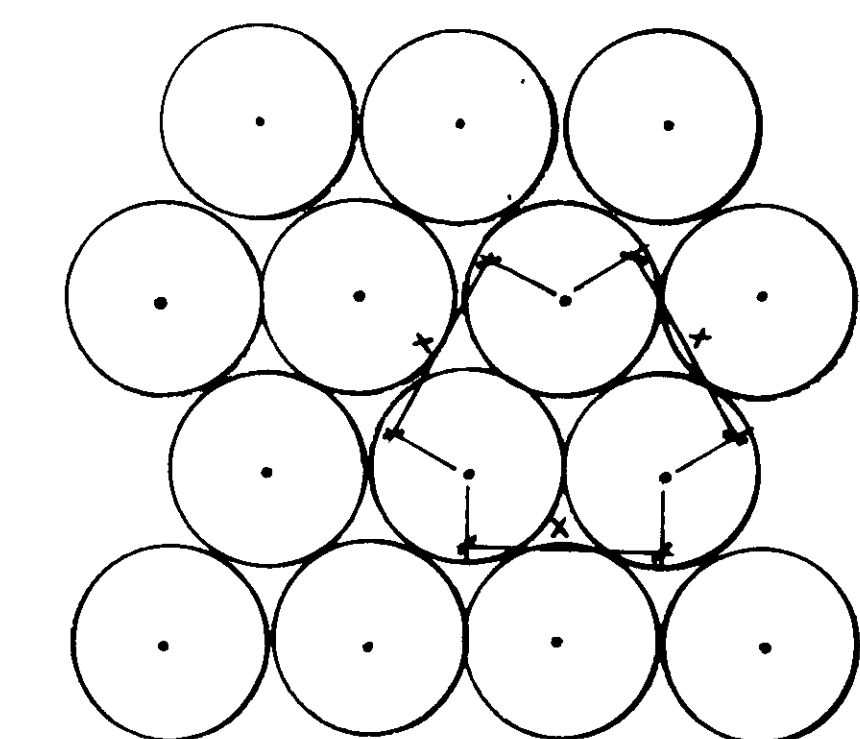
SMALL SHRUBS		
DUE	10	EUONYMUS 'NATU' 'COMPACTA'
WB	28	BUNUS MICROPHYLLA 'KOREANA'
EY	48	TAXUS MEDIA 'EVERLOW'
ECE	67	EUONYMUS 'FORTUNE' 'VEGETIC'
MSH	28	PHILADELPHUS VIRGINALIS
GDP	31	POTENTILLA FRUTICOSA
AS	29	SPIREA x BUHALDA
CPB	16	BERBERIS THUNBERGII 'ATROPURPUREA NANA'
BJ	49	JUNIPERUS SABINA 'BROADHOOR'
DG	40	CHENOPODIUM MAULEI 'SUPURBA'

GROUND COVER		
PW	6,125	EUONYMUS 'FORTUNE' 'COLORATUS'
P	7,800	VINCA MINOR

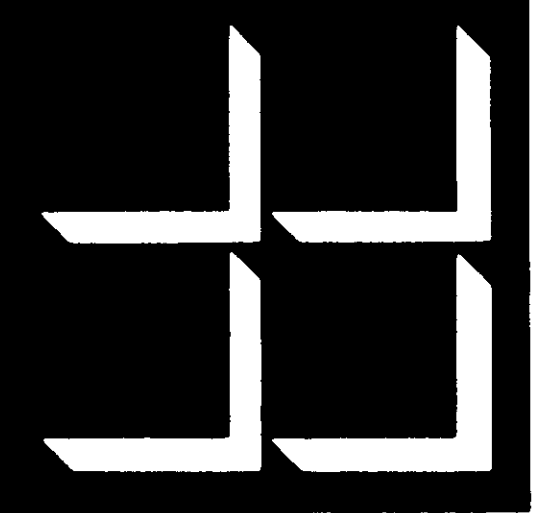
COMMON NAME	SIZE	COMMENTS
LONDON PLANE TREE	1 1/4" - 2" CAL	B&B
THORNLESS HONEYLOCUST	"	"
SWEET GUM	"	"
JAP PAGOODA TREE	"	"
RED SUNSET MAPLE	"	"
PAPER WHITE BIRCH	1 1/4" - 1 1/2" CAL	B&B
BRADFORD PEAR	6" - 8" HT	"
AMUR MAPLE	1 1/4" - 1 1/2" CAL	"
GOLDENRAIN TREE	1 1/4" - 1 1/2" CAL	"
JAP GREEN CUTLEAF MAPLE	6" - 8" HT	"
WASHINGTON HAWTHORN	1 1/4" - 1 1/2" CAL	"
AUSTRIAN PINE	5' - 6' HT	B&B
LYNWOOD GOLD FORSYTHIA	2 GAL	CONTAINER
KOBOLD BARBER	"	"
MANHATTAN EUONYMUS	"	"
OREGON GRAPE MAHONIA	"	"
MEDIUM LEAF EUONYMUS	"	"
DENSIFORMIS YEW	"	"
JAP REDLEAF BARBERRY	"	"
DW WINGED EUONYMUS	2 GAL	CONTAINER
WINTERGREEN BOXWOOD	"	"
EVERLOW ANGLOJAP YEW	"	"
EMERALD CUSHION EUONYMUS	"	"
DW MINNESOTA SNOWFLAKE MOCKORANGE	"	"
GOLD DROP POTENTILLA	"	"
ANTHONY WATERER SPIREA	"	"
CRIMSON PIGMY BARBERRY	"	"
BROADHOOR JUNIPER	1 GAL	"
DL JAP QUINCE	"	"
PURPLE LEAF WINTER CREEPER	2 1/4" POTS	12" OC SPACING
PERIWINKLE	"	8"



E
L-2
GROUND COVER PLANTING



F
L-2
GROUND COVER SPACING



GOSSEN LIVINGSTON
ASSOCIATES, P.A.

400 E. MEMPHIS AVENUE, SUITE 100
ARLINGTON, VIRGINIA 22202-4400

