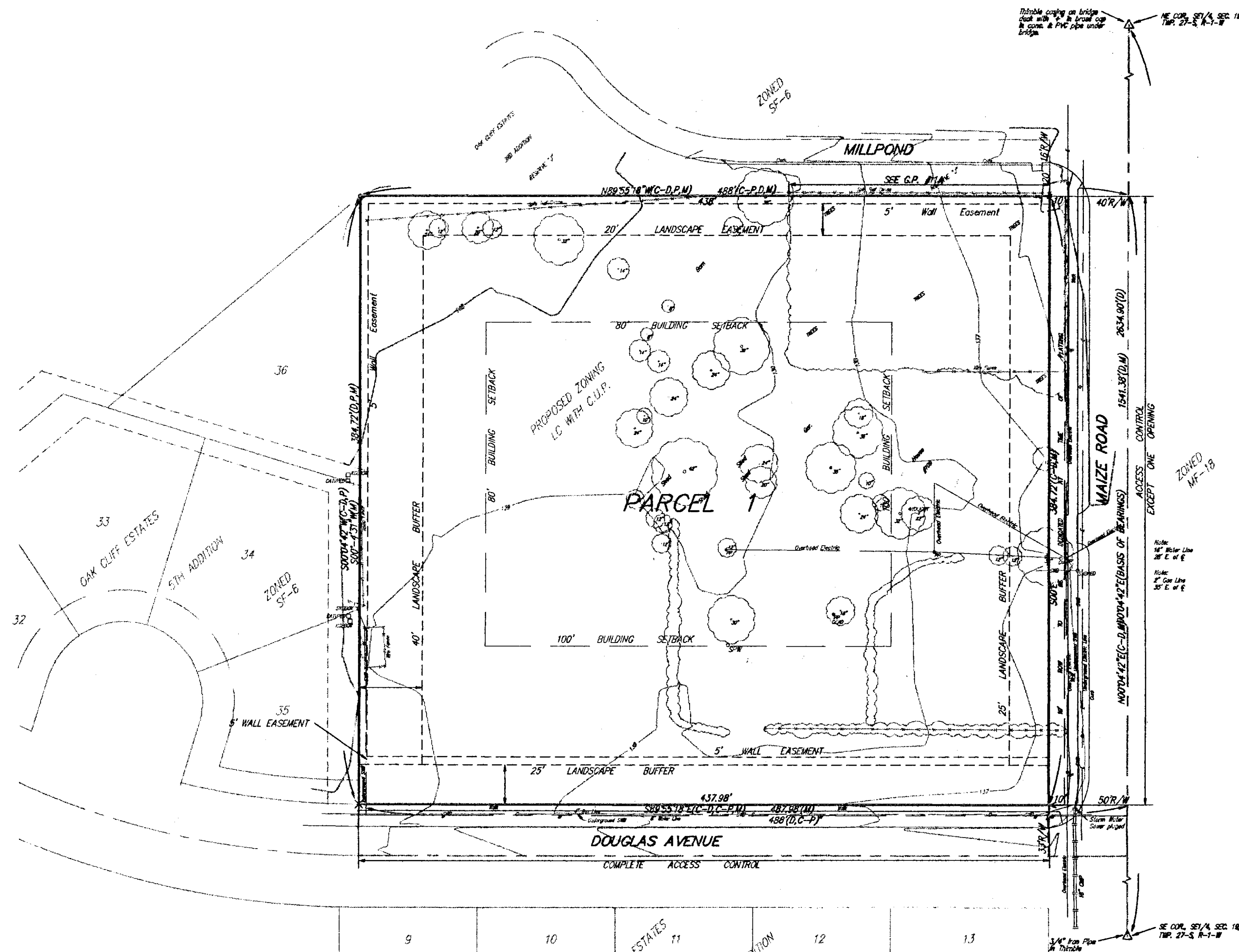


COMMUNITY UNIT PLAN DUGAN HOMESTEAD DP - 230



GENERAL PROVISIONS:

1. Total Land Area: 168,460 sq. ft. or 3.86 acres
 - A. Maximum Building Coverage: 25,000 sq. ft. or 15 percent
 - B. Maximum Gross Floor Area: 25,000 sq. ft.
 - C. Floor Area Ratio: 15 percent
 - D. Maximum Number of Buildings: One (1)
 - E. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.
 - F. Setbacks: See Drawing for Setbacks
 - G. Landscape Buffer: 43,425 Sq. Ft. 28.8 percent
 - H. Access Points: 1 Opening to Maize Road
 - I. Proposed Uses: See Provision #16
2. Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita.
3. Setbacks are as indicated on the C.U.P. drawing.
4. A Drainage Plan will be submitted to City Engineering for approval. If required, guarantees for drainage shall be provided at the time of plotting improvements.
5. Only one Monument sign is permitted irrespective of how land is leased or sold, with the following stipulations:
 - A. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - B. Portable and off-site signs are not permitted.
 - C. Window display signs are limited to 25% of the window area.
 - D. No signs shall be allowed on the North and West face building.
 - E. Following is the square footage of the monument sign face allowed for the Parcel:

Sign Face	Height
Parcel 1: (along Maize)	95 sq. ft. 10 Ft.
 - F. Building Signs for buildings located within 100 feet of the arterial streets are limited to standards for the Neighborhood Retail District. Building signs shall be limited to one per business, with a maximum of 50 square feet per sign.
6. Access Controls shall be as shown on the plan, with the total number of access points being as follows:

Maize Road: 1 Point of Access
7. All exterior lighting shall be shielded to limit light into residential areas.
8. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limit height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.
 - B. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
9. Utilities shall be installed underground on all parcels.
10. Landscaping for this site shall be required as follows:
 - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - C. Requirements for streetyard landscaping and buffer strip trees will be calculated at 2.0 times the minimum ordinance requirements. Requirements for parking lot screening and landscape shall comply with the landscape ordinance.
 - D. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
 - E. The C.U.P. shall provide landscape buffers as indicated on the plan.
11. Masonry Walls:
 - A. A six (6) foot high masonry/concrete wall shall be constructed along the north, south and west property lines of the C.U.P. where adjacent to residential zoning. The wall height can be reduced to three (3) feet within sixty (60) feet of the right-of-way of Maize Road. If the North 110 feet of the eastern 165 feet of this C.U.P. is preserved as a landscape buffer, then the wall requirement is waived along this portion of the northern property line.
 - B. This solid masonry/concrete wall shall be constructed of a pattern and color that is consistent with the building walls.
12. Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
13. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
14. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be permitted as a predominant exterior building material for any building.
15. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
16. Limited commercial uses restricted under the C.U.P. No parcel within this C.U.P. shall allow the use of multi-family, group residence (limited and general), manufactured/mobile home, cemetery, community assembly, cultural group, golf course, group home (limited, general, commercial), correctional placement residence (general and limited), halfway house, helistop, recycling collection station, reverse vending machine, animal care (general and limited), kennels, broadcast recording studio, car wash, construction sales and service, convenience store, hotel/motel, monument sales, marine facility, major utilities, drive thru restaurants, night club, adult entertainment establishments, pawnshops, printing and publishing (limited and general), recreation and entertainment (indoor/outdoor), recreational vehicle campground, self-service storage, secondhand store, vocational school, asphalt or concrete plant, agriculture, agriculture research and sales and service, service station, storage (outdoors), vehicle repair, tavern and drinking establishment. Restaurants that serve liquor can be developed as long as food is the primary service of the establishment.
17. The Transfer of title of all or any portion of land included within the Community Unit Plan (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.
18. No outdoor display or storage of merchandise for sale shall be allowed. No outside broadcast of messages or music is allowed.
19. Deliveries and trash pick-up will be limited to the hours of 8:00 A.M. 5:00 P.M.
20. A guarantee to extend a northbound left turn lane on Maize Road from a point to be determined by the traffic engineer to the point of the proposed driveway shall be submitted as part of the plotting process.

LEGAL DESCRIPTION:

A tract in Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point in the east line and 1541.38 feet north of the SE Corner of said Sec. 19; thence west at right angles, 488 feet; thence south at right angles, 384.72 feet; thence east at right angles, 488 feet to the east line of said Section 19; thence north 384.72 feet to the place of beginning.

BENCH MARK:

City Disc, NW Corner Maize Road and Maple Street.
Elev. = 1,35.05

DECEMBER 11, 1997