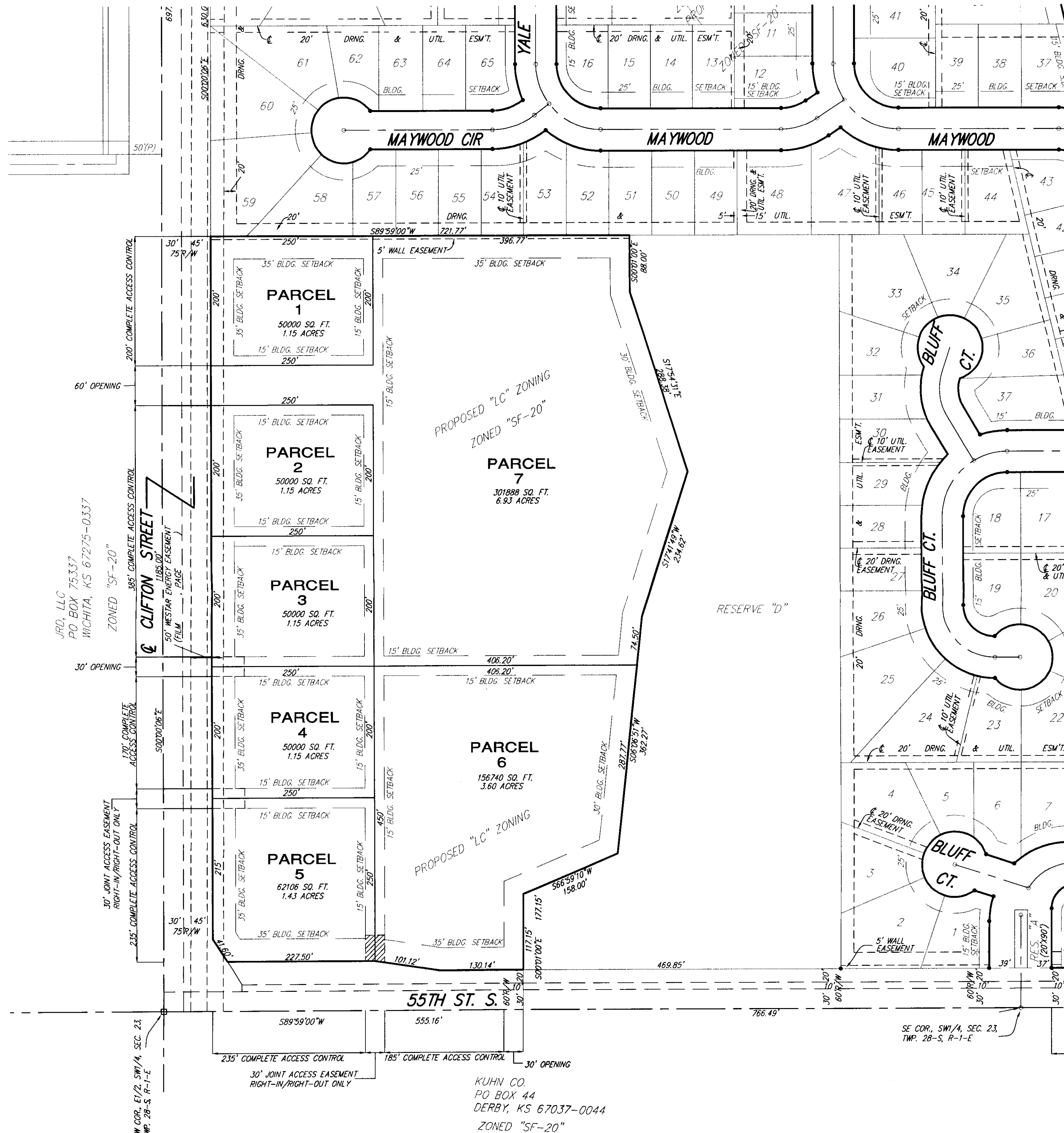


CLIFTON HEIGHTS COMMERCIAL

COMMUNITY UNIT PLAN

DP-294



LEGAL DESCRIPTION:

That part of the E1/2 of said SW1/4 described as follows:
Beginning at the SW corner of the E1/2 of said SW1/4; thence
N00°00'00"W along the west line of the E1/2 of said SW1/4, 1185.00
feet; thence N89°59'00"E, 721.77 feet; thence S00°01'00"E, 88.00
feet; thence S17°54'31"E, 288.38 feet; thence S17°41'49"W, 234.62
feet; thence S06°06'51"W, 362.27 feet; thence S66°59'10"W, 158.00
feet; thence S00°01'00"E, 177.15 feet to a point on the south line
of the E1/2 of said SW1/4; thence S89°59'00"W along the south line
of the E1/2 of said SW1/4, 555.16 feet to the point of beginning.

BENCHMARK:

CITY OF WICHITA BENCHMARK DISC, SW
CORNER OF CLIFTON AND 55TH ST. S.,
SOUTHWEST CORNER OF RCEC, ON TOP
OF HUBGUARD AT THE WEST END.
ELEV. = 1263.29 NGVD29

REVISIONS:

Drawn: December 20, 2005
Submitted: December 27, 2005
Revised: February 9, 2006
Approved by MAPC: March 16, 2006

GENERAL PROVISIONS:

- Total Land Area: 733,656 ± sq. ft. or 16.84 ± acres
Net Land Area: 720,734 ± sq. ft. or 16.55 ± acres
- Total Gross Floor Area: 256,779 sq. ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section IV of the
Unified Zoning Code, unless otherwise specified in the parcel
description.
- Setbacks are as indicated on the C.U.P. 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.
- A Drainage Plan shall be submitted to City Engineering for
approval. Required guarantees for drainage shall be provided at the
time of platting improvements.
- Guarantees for specific street improvements for Clifton and 55th
St. South shall be further reviewed and determined at the time of
platting.
- Signs shall be in accordance with the Sign Code of the City of
Wichita with the following conditions:
 - Each parcel is permitted one sign per arterial frontage
with the following area restrictions:
Parcel 1: 120 sq. ft. of signage on Clifton.
Parcel 2: 120 sq. ft. of signage on Clifton.
Parcel 3: 120 sq. ft. of signage on Clifton.
Parcel 4: 120 sq. ft. of signage on Clifton.
Parcel 5: 120 sq. ft. of signage on each frontage.
Parcel 6: 120 sq. ft. of signage on 55th Street S.
Parcel 7: 150 sq. ft. of signage on Clifton.

B. 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.

C. Portable and off-site signs are not permitted.

D. Window display signs are limited to 25% of the window
area.

E. No signs shall be allowed on the rear of any buildings.

F. All freestanding signs must be monument type and shall
have a maximum height of 20 feet for Parcels 1 through 7.

G. As the frontage develops along the arterial roadways,
signs shall be spaced a minimum of 150' apart, irrespective
of how land is leased or sold. Signs shall be spaced a
minimum of 100' apart between Parcels 1, 2 and 7. The sign
for Parcel 1 shall be located no closer than 70 feet from the
north property line.

PARCEL 1

- Net Area: 50,000 sq. ft.
or 1.15 acres
- Maximum Building Coverage: 15,000 sq. ft.
or 30 percent
- Maximum Gross Floor Area: 17,500 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08
Code of the City of Wichita, but shall be not greater
than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 4

- Net Area: 50,000 sq. ft.
or 1.15 acres
- Maximum Building Coverage: 15,000 sq. ft.
or 30 percent
- Maximum Gross Floor Area: 17,500 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08
Code of the City of Wichita, but shall be not greater
than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 6

- Net Area: 156,740 sq. ft.
or 3.60 acres
- Maximum Building Coverage: 47,022 sq. ft.
or 30 percent
- Maximum Gross Floor Area: 54,859 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Three (3)
- Maximum building height to conform to Chapter 28.08
Code of the City of Wichita, but shall be not greater
than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

8. Access Controls shall be as shown on the final plat.

9. All exterior lighting shall be shielded to direct light disbursement
in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting
elements (i.e., fixtures, poles, and lamps, and etc.). The height of
all light poles, including pole base and fixtures, is limited to 24 feet.
Extensive use of back lit canopies and neon or fluorescent tube
lighting on buildings is not permitted.

11. Utilities shall be installed underground on all parcels.

12. 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. 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.

13. Screening Walls:

A. A six (6) to eight (8) foot high concrete/masonry wall
shall be constructed along the north property line where
adjacent to residential uses. Due to the width of the
Reserve/Floodway, the required six (6) to eight (8) foot high
concrete/masonry wall along the east property lines of the
C.U.P. where adjacent to residential zoning is optional.

B. This solid wall shall be constructed of a pattern and color
that is consistent with the building walls.

14. Rooftop mechanical equipment shall be screened from ground
level view per Unified Zoning Code.

15. Trash receptacles and ground-level mechanical equipment shall
be screened from ground-level view with screening walls constructed
of materials consistent with the wall materials of the building which
the trash receptacle and mechanical equipment supports.

PARCEL 2

- Net Area: 50,000 sq. ft.
or 1.15 acres
- Maximum Building Coverage: 15,000 sq. ft.
or 30 percent
- Maximum Gross Floor Area: 17,500 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08
Code of the City of Wichita, but shall be not greater
than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 5

- Net Area: 62,106 sq. ft.
or 1.43 acres
- Maximum Building Coverage: 18,632 sq. ft.
or 30 percent
- Maximum Gross Floor Area: 21,737 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08
Code of the City of Wichita, but shall be not greater
than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 7

- Net Area: 301,888 sq. ft.
or 6.93 acres
- Maximum Building Coverage: 90,566 sq. ft.
or 30 percent
- Maximum Gross Floor Area: 105,661 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Commercial Buildings: Six (6)
- Maximum building height to conform to Chapter 28.08
Code of the City of Wichita, but shall be not greater
than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

16. All buildings in the C.U.P. shall share uniform architectural
character, color, texture, and the same predominate exterior building
material, as determined by the Director of Planning. Building walls
and roofs must have predominately earth-tone colors, with vivid
colors limited to incidental accent, and must employ materials similar
to surrounding residential areas. Metal shall not be used as the
predominant exterior building material on any facade.

17. 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 building sites shall be provided for each phase
of construction prior to the issuance of building permits.

18. Uses in Parcels 1 through 7 shall be limited to those permitted
by-right in the "LC" Limited Commercial district. All other uses
listed as Conditional Uses in the "LC" Limited Commercial district
shall only be permitted by separate C.U.P. Amendment approval. No
parcels shall allow the use of adult entertainment establishments,
group residential, correctional placement residences, private clubs,
taverns, and drinking establishments, nightclubs, or sexually oriented
businesses, or any other residential use. Restaurants that serve
liquor can be developed and may serve liquor, as long as food is the
primary service of the establishment.

19. Cross-lot circulation agreements shall be required at the time
of platting to assure internal vehicular movement between parcels
within the C.U.P.

20. Amendments, adjustments or interpretations to this C.U.P. shall
be done in accordance with the Unified Zoning Code.

21. 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.

22. 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.

23. Any major changes in this development plan shall be
submitted to the Planning Commission and to the Governing Body for
their consideration.

24. A plan for a pedestrian walk system shall be submitted and
approved by the Director of Planning prior to the issuance of building
permits. Said walk system shall link sidewalks along Clifton and 55th
Street South with the proposed buildings within the subject property.

25. No development shall occur until such time as municipal water
and sewer service are provided to the site.

26. Approval of a site circulation plan by the Planning Director is
required for each phase of construction prior to the issuance of a
building permit.

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APPROVED CUP
MPC 03-14-06 DM
BOC 04-19-06 DM
MAPC Copy 1 of 2

PARCEL 3

- Net Area: 50,000 sq. ft.
or 1.15 acres
- Maximum Building Coverage: 15,000 sq. ft.
or 30 percent
- Maximum Gross Floor Area: 17,500 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08
Code of the City of Wichita, but shall be not greater
than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

DP-294

CLIFTON HEIGHTS COMMERCIAL
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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SCALE: 1" = 100'