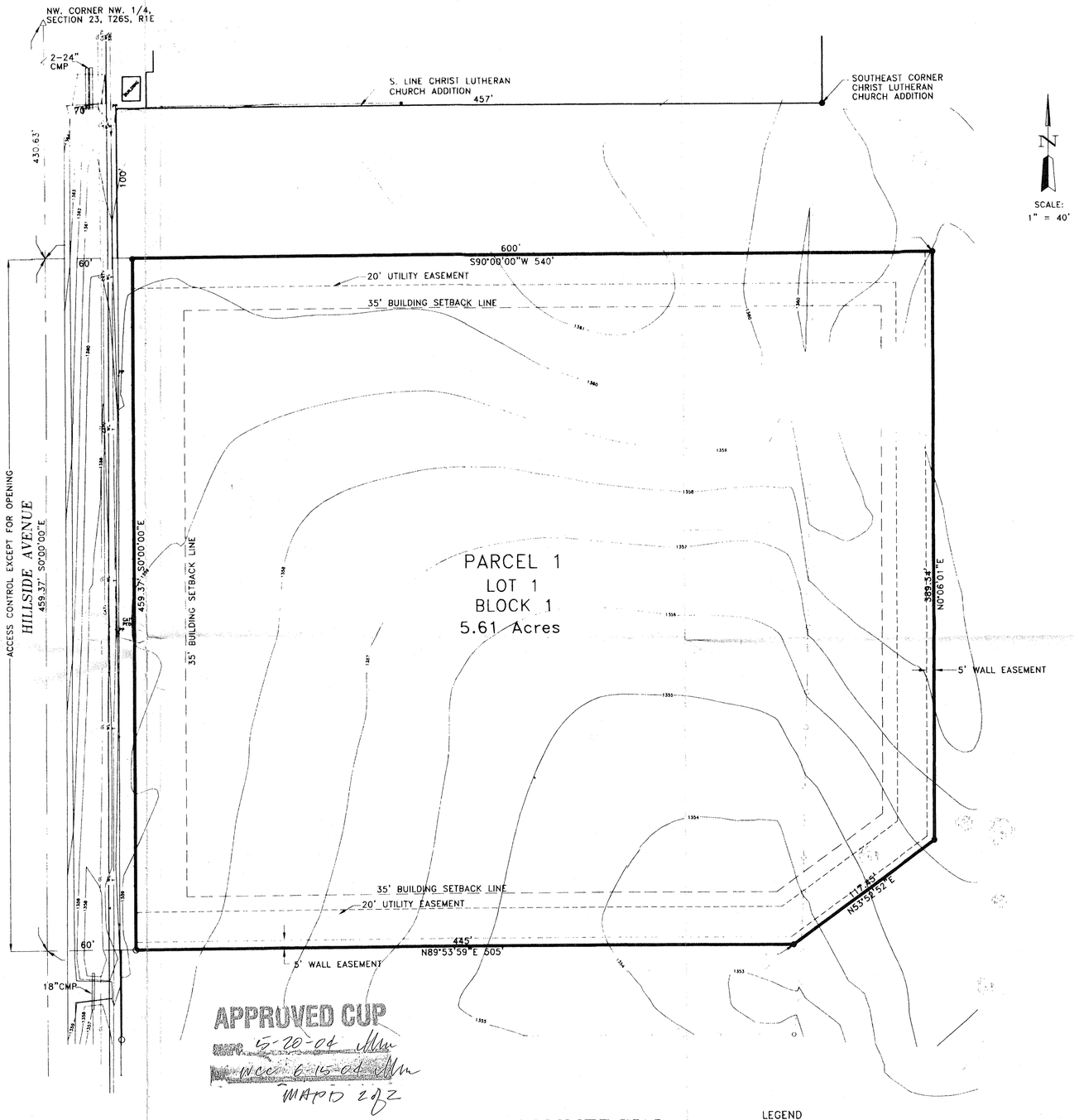
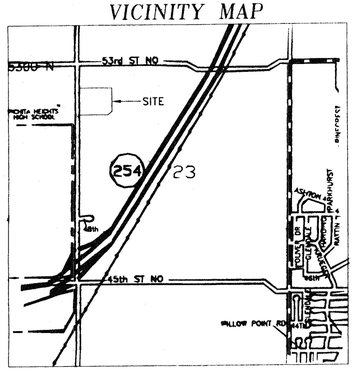


VICINITY MAP



LEGAL DESCRIPTION

Beginning at a point on the west line of the northwest quarter of Section 23, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, said point being 430.63 feet south of the northwest corner of said northwest quarter; thence south on the west line of said northwest quarter on an assumed bearing of S 0°06'01" E a distance of 459.37 feet; thence N 89°53'59" E, 505.00 feet; thence N 53°52'52" E, 117.45 feet to a point 600.00 feet east of the west line of said northwest quarter; thence N 0°06'01" E, 390.21 feet; thence S 90°00'00" W parallel with the north line of said northwest quarter a distance of 600.00 feet to the point of beginning, except the west 60 feet for road. Said tract of land containing 5.61 acres.

APPROVED CUP
MMPC 5-20-04
WCC 6-15-04
MAPD 2002

DP-275 KENNY ROGERS COMMERCIAL COMMUNITY UNIT PLAN

SEDGWICK COUNTY, KANSAS

2004

LEGEND

T = UNDERGROUND TELEPHONE
CATV = UNDERGROUND TV
WL = WATER LINE
GL = GAS LINE
PP = POWER POLE

DWG FILE: SURVEY BASE
PROJECT NO. 45465
MARCH 31, 2016

RUGGLES & BOHM
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT
924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621
WWW.RBKANSAS.COM

PARCEL EXPLANATION

PARCEL #1

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT:
GROUP RESIDENCE, LIMITED AND GENERAL
MANUFACTURED/MOBILE HOME
CEMETERY
GROUP HOME, LIMITED, GENERAL AND COMMERCIAL
HALFWAY HOUSE, LIMITED, GENERAL AND COMMERCIAL
RECYCLING COLLECTION STATION, PUBLIC & PRIVATE
NIGHT CLUB OR OTHER COMMERCIAL USES
PAWNSHOP OR OTHER RETAIL USES
TAVERN AND DRINKING ESTABLISHMENT
ASPHALT OR CONCRETE PLANT
CORRECTIONAL PLACEMENT RESIDENCE
UTILITY, MAJOR
RECREATIONAL VEHICLE CAMPGROUND
MANUFACTURING, LIMITED
MINING OR QUARRYING
OIL AND GAS DRILLING
ROCK CRUSHING
SOLID WASTE INCINERATOR

NET AREA	5.61 Acres (244,400 s.f.)
MAXIMUM BUILDING COVERAGE	34% OR 80,630 s.f.
MAXIMUM FLOOR AREA RATIO	35%
MAXIMUM GROSS FLOOR COVERAGE	93,940 s.f.
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM NUMBER OF BUILDINGS	25
MAXIMUM RESIDENTIAL DENSITY	18 UNITS PER ACRE

GENERAL PROVISIONS:

1.) ACCESS CONTROLS/STREETS IMPROVEMENTS: ACCESS CONTROLS SHALL BE AS SHOWN ON THE FACE OF THE CUP UNLESS DIFFERENT ACCESS CONTROLS ARE APPROVED THROUGH APPROVAL OF A PLAT OR VACATION. GUARANTEES FOR STREET IMPROVEMENTS NECESSITATED BY DEVELOPMENT OF THE PROPERTY SHALL BE REVIEWED AND DETERMINED THROUGH APPROVAL OF A PLAT.

2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEES WITH THE FINAL PLAT

4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ARTICLE III SEC III-C 2.b(2)(a) OF THE CITY OF WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

5.) PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. IV.A OF THE UNIFIED ZONING CODE.

6.) SIGNS: ADVERTISING SHALL BE IN ACCORDANCE WITH SECTION 24.04 OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. SIGNAGE SHALL BE RESTRICTED TO MONUMENT TYPE SIGNS AND SHALL NOT EXCEED 20'. AS THE FRONTAGE DEVELOPS ALONG HILLSIDE, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART, IRRESPECTIVE OF HOW THE LAND IS LEASED OR SOLD. WINDOW DISPLAY SIGNS ARE LIMITED TO 25% OF WINDOW AREA, AND FLASHING SIGNS, ROTATING OR MOVING SIGNS, SIGNS WITH MOVINGS LIGHTS, OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED.

7.) FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE. NO PARKING SHALL BE IN SAID FIRES LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE APPROPRIATE FIRE LANES.

8.) A LANDSCAPE PLAN SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AS PER CITY OF WICHITA LANDSCAPE ORDINANCE, FOR EACH PARCEL AND APPROVED BY THE CITY OF WICHITA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT. ALL DEVELOPMENT WITHIN THE CUP SHALL SHARE A SIMILAR OR CONSISTENT LANDSCAPE PALETTE. A FINANCIAL GUARANTEE FOR THE ISSUANCE OF PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BR REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT.

9.) LIGHTING: ALL LIGHTING WITHIN PARCELS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTAL DISTRICTS. THE HEIGHT OF LIGHT POLES, INCLUDING POLES BASE, SHALL BE LIMITED TO 24 FEET. ALL DEVELOPMENT WITH THE CUP SHALL SHARE SIMILAR OR CONSISTENT

10.) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS UNLESS AMENDED.

11.) IF MULTIPLE OWNERSHIP IS ANTICIPATED, AS OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, WALLS ETC. SHALL BE FILED WITH THE PLAT. ALL DRIVES AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION(S).

12.) ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEWS.

13.) 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 ADMINSTRATOR AND THE DIRECTOR OF PLANNING, FOR THE CITY OF WICHITA, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

14.) ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE WICHITA METROPOLITAN AREA PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.

15.) ANY ITEMS PERMITTED IN THE PARCEL DESCRIPTION AS PER A CONDITIONAL USE, SHALL ONLY BE APPROVED BY AMENDMENT TO THE C.U.P.

16.) ALL BUILDINGS IN THE CUP SHALL SHARE UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE AND THE SAME PREDOMINATE EXTERIOR BUILDING MATERIAL. ARCHITECTURAL ELEVATION DRAWINGS SHALL BE REQUIRED FOR REVIEW AND APPROVAL BY THE DIRECTOR OR PLANNING PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. BUILDING WALLS AND ROOFS SHALL HAVE PREDOMINATELY EARTH-TONE COLORS WITH VIVID COLORS, BACK LIT CANOPIES, AND NEON OR FLUORESCENT LIGHTING LIMITED TO INCIDENTAL ACCENT. NO PREDOMINATELY METAL ELEVATIONS SHALL BE ALLOWED, UNLESS THE EXTERIOR METAL ELEVATIONS HAVE AN ARCHITECTURAL CHARACTER THAT CREATES SHAPES, TEXTURES, SHADES AND SHADOWS. NO PLAIN METAL BUILDINGS SHALL BE PERMITTED. EXTERIOR TREATMENTS MAY INCLUDE TEXTURES, TREATED AND/OR PATTERNED METAL EXTERIOR WALLS WITH BRICK, MASONARY, EIFS, STUCCO, CONCRETE, WOOD OR SIMILAR MATERIALS.

17.) NO DEVELOPMENT SHALL OCCUR UNTIL SUCH TIME AS MUNICIPAL WATER AND SEWER SERVICE ARE PROVIDED TO THE SITE.

18.) SINGLE-FAMILY DWELLINGS AND DUPLEX DWELLINGS WILL NOT REQUIRE SCREENING WALLS. ALL OTHER USES MUST HAVE SCREENING WALLS AS REQUIRED BY THE UNIFIED ZONING CODE.

19.) A SITE CIRCULATION PLAN SHALL BE REQUIRED FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE SITE CIRCULATION PLAN SHALL ENSURE PEDESTRIAN LINKAGES AMONG BUILDINGS WITH ANY SIDEWALK, PATH SYSTEM, OR PUBLIC STREET RIGHT-OF-WAY ADJOINING THE PROPERTY AND SHALL ENSURE INTERNAL VEHICULAR CIRCULATION AMONG DEVELOPMENTS WITHIN THE CUP, INCLUDING JOINT USE IF INGRESS/EGRESS OPENINGS AND ENSURING THAT DRIVE OPENINGS ARE NOT IMPACTED/BLOCKED BY THE LAYOUT OF PARKING STALLS OR LANDSCAPING.