

GENERAL

TOTAL GROSS AREA = 21.3 ACRES ±

TOTAL NET AREA = 13.4 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W AND RESERVE "A").

GENERAL PROVISIONS

- 1.) ACCESS CONTROL: ACCESS TO CENTRAL SHALL BE LIMITED TO FOUR (4) OPENINGS, ONE (1) TO PARCEL ONE (1), TWO (2) TO PARCEL TWO (2), AND ONE (1) TO PARCEL (4), TO BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. ACCESS TO MAIZE ROAD SHALL BE LIMITED TO FIVE OPENINGS, TWO (2) TO PARCEL TWO (2), ONE TO PARCEL THREE (3), AND TWO (2) TO PARCEL FOUR (4), OF WHICH ONE (1) OPENING IS TO BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD.

THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL FOUR (4).

ADDITIONAL ACCESS CONTROLS ARE AS INDICATED ON THE PLAN.

- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE: RESERVE "A", AS INDICATED, IS FOR THE CONSTRUCTION OF A STORM WATER RETENTION-DEFENTION SYSTEM. ALL PARCELS SHALL BE GRADED TO DRAIN TO THIS SYSTEM. PARCEL FOUR (4) SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF RESERVE "A".
- 4.) MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
- 5.) PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.14 OF THE CODE OF THE CITY OF WICHITA.
- 6.) ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
- 7.) APPROPRIATE FIRE LANE EASEMENTS FOR PARCEL FOUR (4) WILL BE DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3/4 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- 8.) SCREENING AND LANDSCAPING: THE PLANTING STRIPS, AS INDICATED IN PARCEL FOUR (4), SHALL CONSIST OF TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P., AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION. 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 WHERE PARCEL FOUR (4) ADJUTS THE RESIDENTIAL DISTRICT TO THE SOUTH, AS INDICATED ON THE PLAN. APPROVAL OF THIS PLAN WILL WAIVE THE REQUIREMENT OF THE SOLID OR SEMI-SOLID WALL ON THE SOUTH AND WEST LINES OF RESERVE "A".
- 9.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIPS, INDICATING THE TYPE, LOCATION, SPECIFICATIONS 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 PARCEL 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.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK) OFFICE, PERSONAL SERVICES, AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.69 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 9,000 SQ. FT.
 FLOOR AREA RATIO - 30%
 MAXIMUM GROSS FLOOR AREA - 9,000 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FT.
 MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL TWO

PROPOSED USE - SERVICE STATION, FINANCIAL, OFFICE, PERSONAL SERVICES, AND RETAIL SALES (THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS) AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 1.47 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 19,200 SQ. FT.
 FLOOR AREA RATIO - 40%
 MAXIMUM GROSS FLOOR AREA - 25,560 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FT.
 MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL THREE

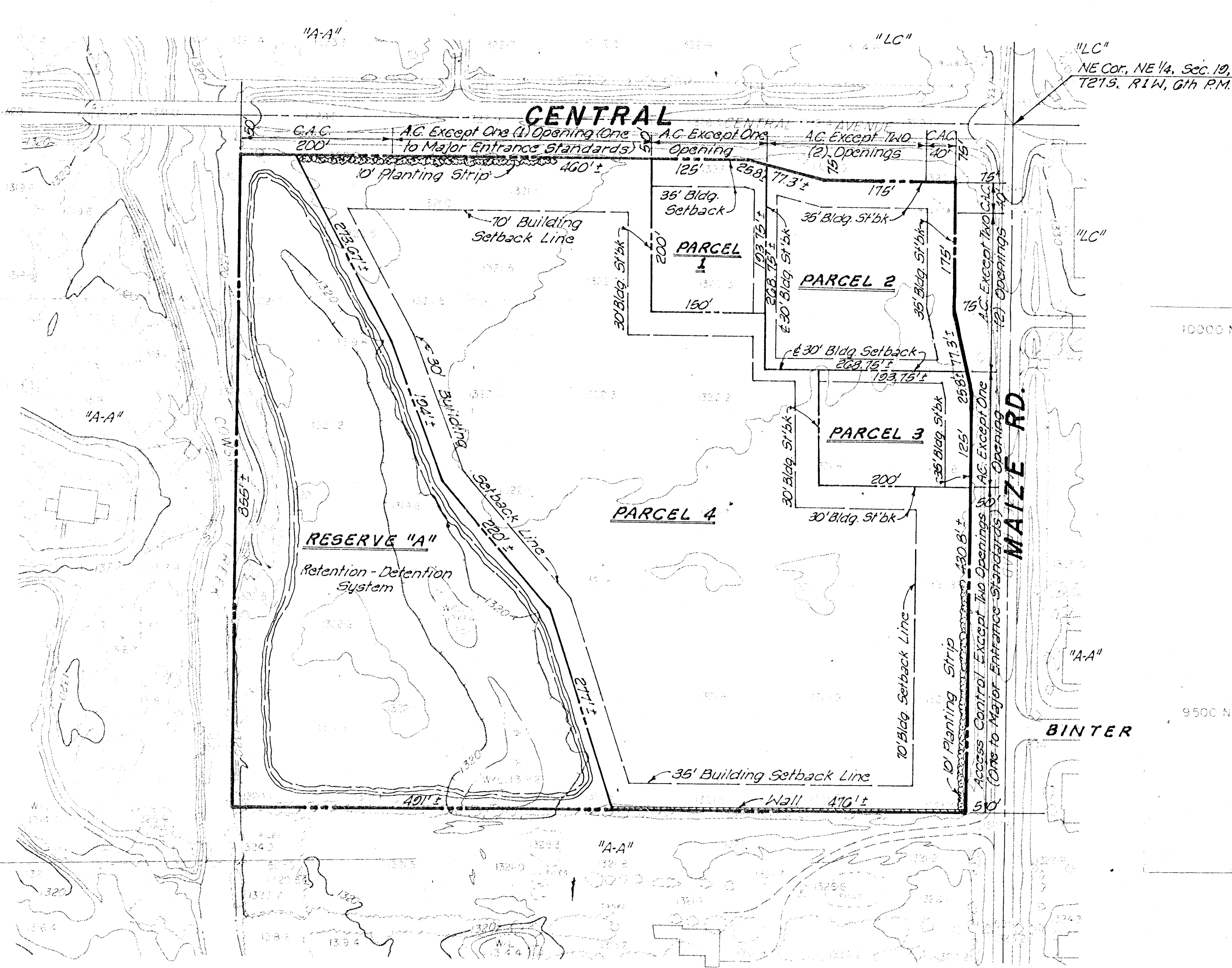
PROPOSED USE - FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, PERSONAL SERVICES, AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.69 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 9,000 SQ. FT.
 FLOOR AREA RATIO - 30%
 MAXIMUM GROSS FLOOR AREA - 9,000 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FT.
 MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL FOUR

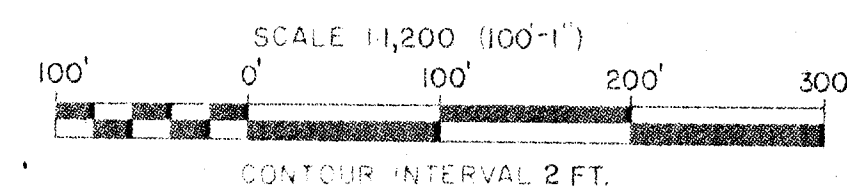
PROPOSED USE - SHOPPING CENTER AND ASSOCIATED T.B.A. STORES, FINANCIAL, OFFICE, PERSONAL SERVICES, AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 10.0 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 130,680 SQ. FT.
 FLOOR AREA RATIO - 40%
 MAXIMUM GROSS FLOOR AREA - 174,200 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 55 FT.
 MAXIMUM NUMBER OF BUILDINGS - FIVE



TOPOGRAPHIC MAP OF LANDS LOCATED AT
 N.E. 1/4 SECTION 19, T-27S, R-1W,
 SEDGWICK COUNTY, KANSAS

SURVEYING & ENGINEERING
 P. E. C. ALLIED LABORATORIES



PHOTOGRAPHY BY: SERIAL PHOTOGRAPHY
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MAIZE ROAD DEVELOPMENT

COMMUNITY UNIT PLAN