

GENERAL PROVISIONS :

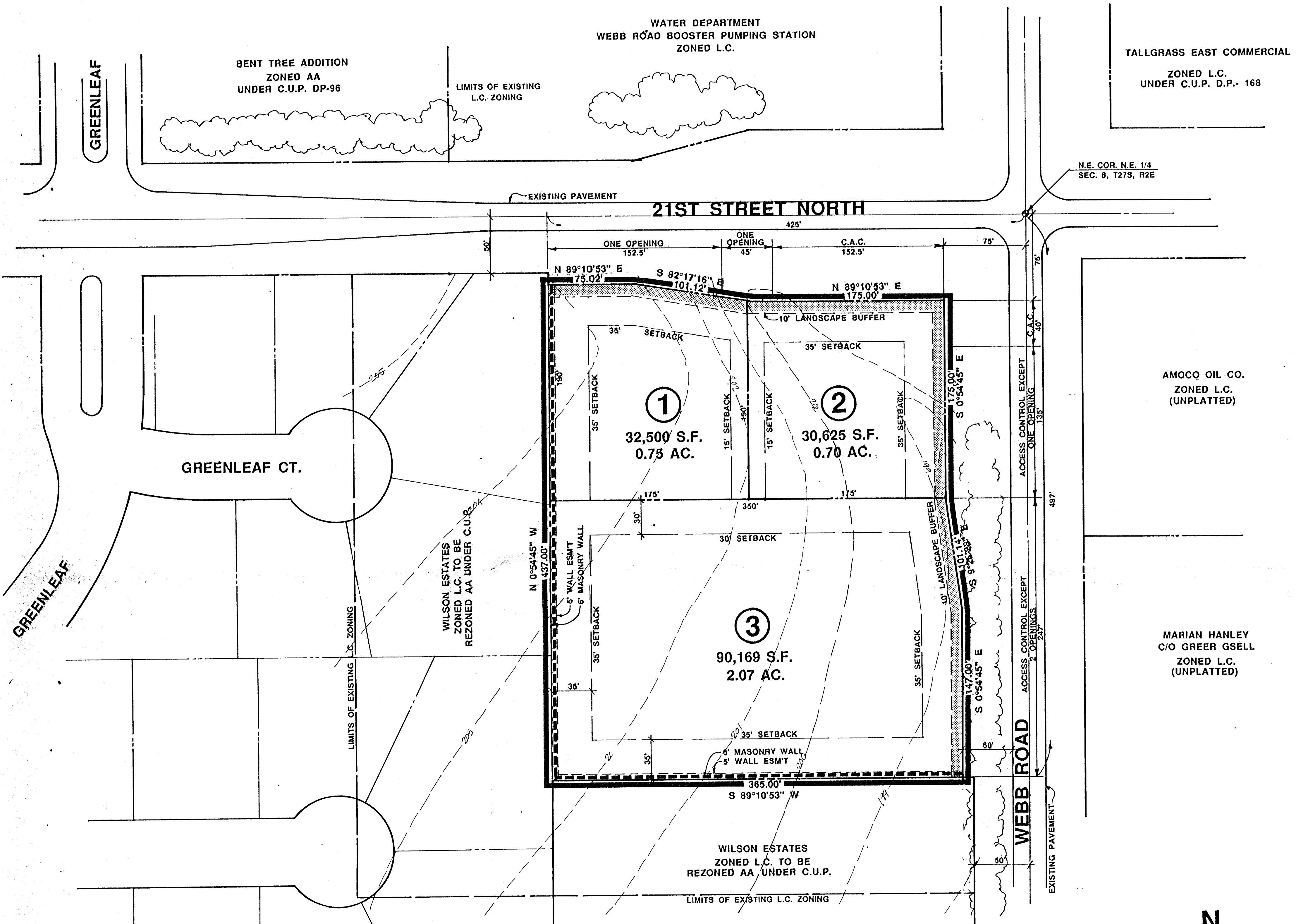
- THIS DEVELOPMENT CONTAINS 3.52 ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS THREE (3) PARCELS WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
- SETBACKS ARE AS INDICATED ON PLAN VIEW OR SPECIFIED IN PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- SIGNS ARE PERMITTED UNDER SECTION 28-04-139 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
 - NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 - THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20' FEET.
 - ONE FREE STANDING MONUMENT TYPE SIGN IS PERMITTED ON WEBB ROAD FRONTAGE FOR PARCELS 2 AND 3. ONE FREE STANDING MONUMENT TYPE SIGN IS PERMITTED ON 21ST STREET NORTH FRONTAGE FOR EACH PARCEL (1, 2 AND 3) THE SIGN FOR PARCEL NUMBER 1 SHALL BE LOCATED IN THE DIVIDED MEDIAN ENTRANCE BETWEEN PARCELS 1 AND 2. FIVE (5) MONUMENT TYPE SIGNS TOTAL ARE PERMITTED ALONG WEBB ROAD AND 21ST STREET NORTH FRONTAGES. EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE.
 - NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28-04-110 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
- A FIRE LANE SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE. 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 PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
 - 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.
- ACCESS CONTROL:
 - ACCESS TO WEBB ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. PARCEL NO. 2 SHALL HAVE ONE OPENING WITH COMPLETE ACCESS CONTROL. ON THE NORTH 40 FEET. PARCEL NO. 3 SHALL HAVE TWO (2) OPENINGS.
 - ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO TWO (2) OPENINGS. PARCEL NO. 1 SHALL HAVE ONE (1) OPENING AND THERE SHALL BE ONE (1) JOINT ACCESS OPENING BETWEEN PARCELS 1 AND 2 THAT WILL SERVE ALL THREE PARCELS.
- MASONRY WALLS:
 - A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE SOUTH AND WEST PROPERTY LINES OF THE C.U.P.
 - THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
 - THE REQUIRED MASONRY WALL SHALL BE CONSTRUCTED WITH A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
- LANDSCAPE BUFFERS:
 - A 10' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH AND EAST PROPERTY LINES OF THE C.U.P. ADJACENT TO 21ST STREET NORTH AND WEBB ROAD. (SEE PLAN)
 - A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPE BUFFERS MENTIONED ABOVE INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - THE LANDSCAPE BUFFER, NOT LESS THAN 10' IN WIDTH, AS INDICATED ON THE PLAN SHALL CONSIST OF TREES, TURF AND LOW SHRUBBERY AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.
 - 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.
- FAILURE TO PROPERLY MAINTAIN THE MASONRY WALLS OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
- PARCEL DESCRIPTIONS:

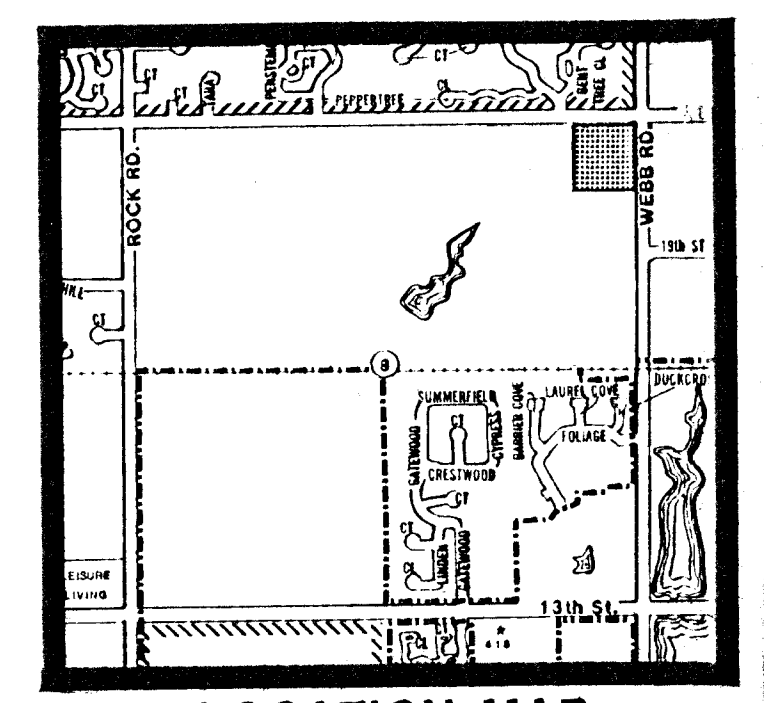
PARCEL NUMBER 1:
 PROPOSED USES: CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PHARMACIES, AND SMALL ANIMAL CLINICS.
 GROSS AREA - 0.75 ACRES (32,500 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 8,150 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
 FLOOR AREA RATIO - 0.358
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - 35' ALONG THE NORTH AND WEST PROPERTY LINES AND 15' ALONG THE EAST.

PARCEL NUMBER 2:
 PROPOSED USES: CONVENIENCE STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES AND SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.E.A. APPROVAL.
 GROSS AREA - 0.70 ACRES (30,625 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 8,150 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
 FLOOR AREA RATIO - 0.358
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - 35' ALONG THE NORTH AND EAST PROPERTY LINES AND 15' ALONG THE WEST.

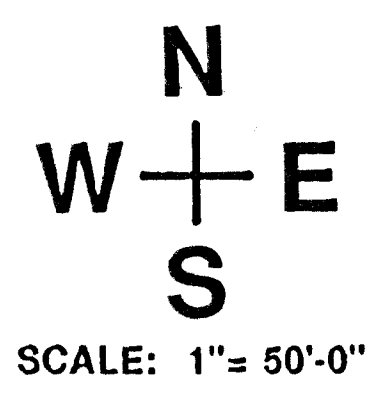
PARCEL NUMBER 3:
 PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER INCLUDING FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORES, HARDWARE STORES, FURNITURE STORES, DAY CARE AND FITNESS CENTERS.
 GROSS AREA - 2.07 ACRES (90,169 S.F.)
 MAXIMUM BUILDING COVERAGE - 27,051 S.F. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 32,000 S.F.
 FLOOR AREA RATIO - 0.358
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 2
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - 35' ALONG THE SOUTH, EAST AND WEST PROPERTY LINES AND 30' ADJACENT TO PARCELS 1 AND 2.



TOTAL AREA = 3.52 ACRES



NO SCALE



COMMERCIAL COMMUNITY UNIT PLAN D.P.

WILSON PROPERTY N.E.

OWNER : WILSON ESTATES, 200 MARKET CENTRE, 155 N. MARKET, WICHITA, KANSAS 67202-1816



BILLG YUNG DESIGN
 WICHITA, KANSAS 67202
 913-261-8888

DATE
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SHEET TITLE

PROJECT

SHEET