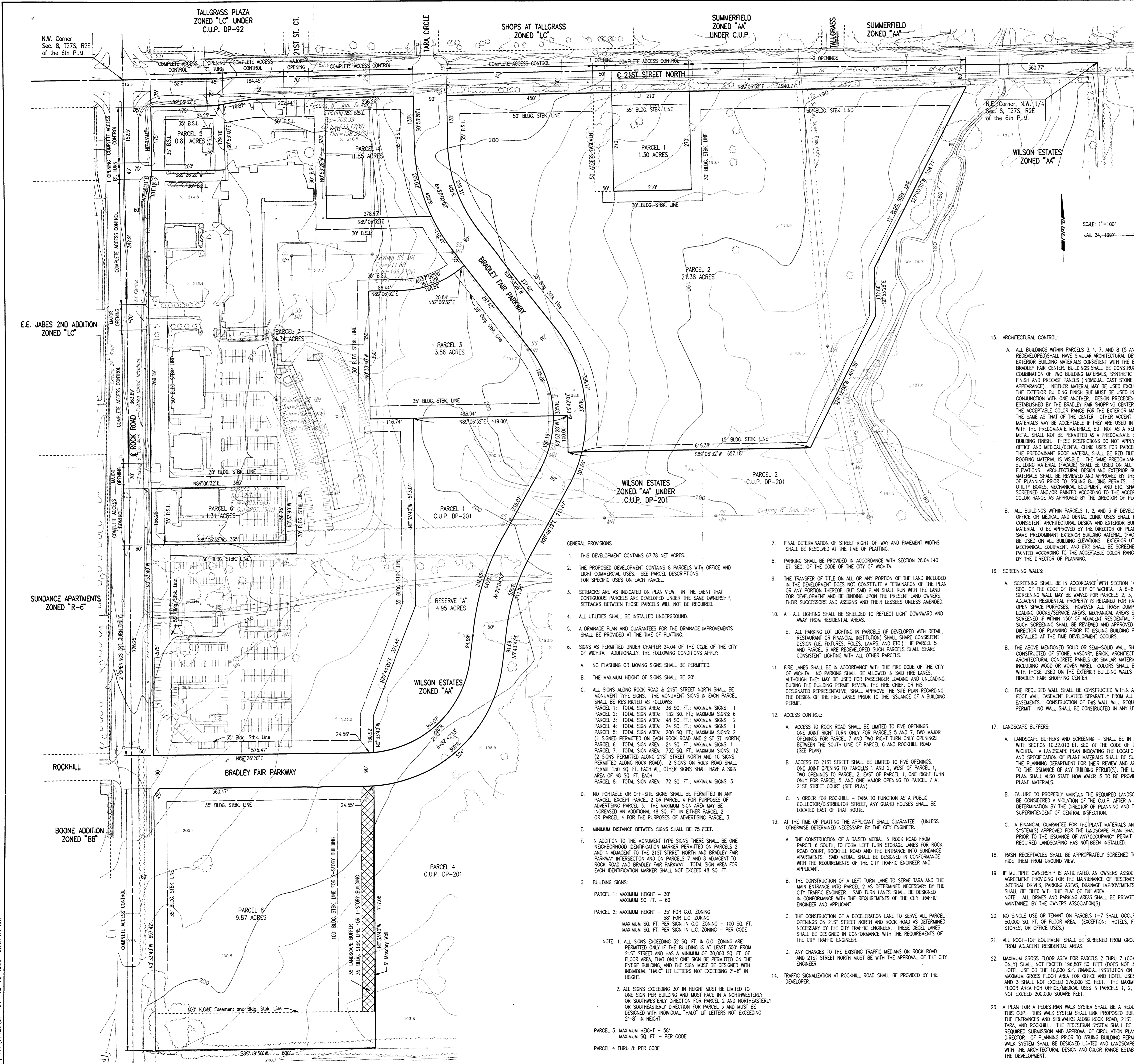


WILSON PROPERTY

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



24. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT RESTRICTIONS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.

25. MAXIMUM NUMBER OF HOTELS PERMITTED IS ONE. A HOTEL IS PERMITTED ON PARCEL 2, 3 OR 8.

PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:
 PROPOSED USES - FINANCIAL INSTITUTION, LIBRARY, OFFICES, MEDICAL AND DENTAL CLINIC CHURCH OR PLACE OF WORSHIP, COMMUNITY ASSEMBLY, PARKS AND RECREATION.
 GROSS AREA - 1.30 ACRES (56,700 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
 FLOOR AREA RATIO - 0.176
 MAXIMUM BUILDING HEIGHT - 45'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - (SEE PLAN)

PARCEL NUMBER 2:
 PROPOSED USES - OFFICES, RETAIL, FINANCIAL INSTITUTION (12,000 SQ. FT. MAXIMUM), MEDICAL AND DENTAL CLINIC, HOTEL, RESTAURANT (10,000 S.F. MAX.), DRIVE IN OR DRIVE THRU RESTAURANTS ARE NOT PERMITTED.
 GROSS AREA - 21.38 ACRES (931,174 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 258,000 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 258,000 SQ. FT. (HOTEL USE ONLY)
 FLOOR AREA RATIO - 0.277
 MAXIMUM BUILDING HEIGHT - 65' FOR L.C. ZONING, 55' FOR G.O. ZONING.
 MAXIMUM NUMBER OF BUILDINGS - 20
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - (SEE PLAN)

PARCEL NUMBER 3:
 PROPOSED USES - OFFICES, FINANCIAL INSTITUTIONS, HOTEL OR 10,000 SQ. FT. RESTAURANT OR RETAIL. DRIVE-IN OR DRIVE THRU RESTAURANTS ARE NOT PERMITTED.
 GROSS AREA - 3.56 ACRES (154,901 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 35,000 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 48,000 SQ. FT. (OFFICE & FINANCIAL INST. ONLY)
 FLOOR AREA RATIO - 0.225
 MAXIMUM BUILDING HEIGHT - 65'
 MAXIMUM NUMBER OF BUILDINGS - 3
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - (SEE PLAN)

PARCEL NUMBER 4:
 PROPOSED USES - FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, HARDWARE STORES, APPLIANCE STORES, FURNITURE STORES, DAY CARE, AND FITNESS CENTERS. PARCEL NO. 4 SHALL ALSO ALLOW A GREEN HOUSE AS AN ACCESSORY USE. SAID GREENHOUSE SHALL BE LIMITED TO 3,400 SQ. FT. IN SIZE AND IS TO CONFORM TO THE LOCATION AND DESIGN AS SUBMITTED TO THE OFFICE OF CENTRAL INSPECTION (PROJECT NO. 93-02958).
 GROSS AREA - 1.85 ACRES (80,799 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 15,400 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
 FLOOR AREA RATIO - 0.191
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 3
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - (SEE PLAN)

PARCEL NUMBER 5:
 PROPOSED USES - CONVENIENCE STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, MEDICAL AND DENTAL CLINICS, OFFICES, PHARMACIES, TIRE, BATTERY AND ACCESSORY STORES, SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL.
 GROSS AREA - 0.81 ACRES (35,069 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 10,514 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 11,790 SQ. FT.
 FLOOR AREA RATIO - 0.138
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - (SEE PLAN)

PARCEL NUMBER 6:
 PROPOSED USES - CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, LIBRARY AND ACCESSORY STORES (OVERHEAD SERVICE DOORS SHALL FACE AWAY FROM ARTERIAL STREETS), PHARMACIES, AND SMALL ANIMAL CLINICS.
 GROSS AREA - 1.31 ACRES (57,031 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 17,109 SQ. FT. (30% MAX.)
 MAXIMUM GROSS FLOOR AREA - 20,417 SQ. FT.
 FLOOR AREA RATIO - 0.358
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - (SEE PLAN)

PARCEL NUMBER 7:
 PROPOSED USES - SAME USES AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.
 GROSS AREA - 24.34 ACRES (1,060,283 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 162,393 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 162,393 SQ. FT.
 FLOOR AREA RATIO - 0.153
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 12
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - (SEE PLAN)

PARCEL NUMBER 8:
 PROPOSED USES - SAME AS PARCEL NUMBER 7 WITH THE ADDITION OF MEDICAL AND DENTAL CLINIC, HOTEL AND DEPARTMENT STORE.
 GROSS AREA - 9.87 ACRES (429,937 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 130,000 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 130,000 SQ. FT.
 FLOOR AREA RATIO - 0.30
 MAXIMUM BUILDING HEIGHT - 45'
 MAXIMUM NUMBER OF BUILDINGS - 11
 PARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - (SEE PLAN)

GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 67.78 NET ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS 8 PARCELS WITH OFFICE AND LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
- SETBACKS ARE AS INDICATED ON PLAN VIEW. 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 THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- SIGNS AS PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
 - A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 - B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20'.
 - C. ALL SIGNS ALONG ROCK ROAD & 21ST STREET NORTH SHALL BE MONUMENT TYPE SIGNS. THE MONUMENT SIGNS IN EACH PARCEL SHALL BE RESTRICTED AS FOLLOWS:
 - PARCEL 1: TOTAL SIGN AREA: 36 SQ. FT.; MAXIMUM SIGNS: 1
 - PARCEL 2: TOTAL SIGN AREA: 132 SQ. FT.; MAXIMUM SIGNS: 6
 - PARCEL 3: TOTAL SIGN AREA: 48 SQ. FT.; MAXIMUM SIGNS: 2
 - PARCEL 4: TOTAL SIGN AREA: 24 SQ. FT.; MAXIMUM SIGNS: 1
 - PARCEL 5: TOTAL SIGN AREA: 200 SQ. FT.; MAXIMUM SIGNS: 2 (1 SIGNED PERMITTED ON EACH ROCK ROAD AND 21ST ST. NORTH)
 - PARCEL 6: TOTAL SIGN AREA: 24 SQ. FT.; MAXIMUM SIGNS: 1
 - PARCEL 7: TOTAL SIGN AREA: 732 SQ. FT.; MAXIMUM SIGNS: 12 (2 SIGNS PERMITTED ALONG 21ST STREET NORTH AND 10 SIGNS PERMITTED ALONG ROCK ROAD); 2 SIGNS ON ROCK ROAD SHALL PERMIT 150 SQ. FT. EACH. ALL OTHER SIGNS SHALL HAVE A SIGN AREA OF 48 SQ. FT. EACH.
 - PARCEL 8: TOTAL SIGN AREA: 72 SQ. FT.; MAXIMUM SIGNS: 3
 - D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED IN ANY PARCEL, EXCEPT PARCEL 2 OR PARCEL 4 FOR PURPOSES OF ADVERTISING PARCEL 3. THE MAXIMUM SIGN AREA MAY BE INCREASED AN ADDITIONAL 48 SQ. FT. IN EITHER PARCEL 2 OR PARCEL 4 FOR THE PURPOSES OF ADVERTISING PARCEL 3.
 - E. MINIMUM DISTANCE BETWEEN SIGNS SHALL BE 75 FEET.
 - F. IN ADDITION TO THE MONUMENT TYPE SIGNS THERE SHALL BE ONE NEIGHBORHOOD IDENTIFICATION MARKER PERMITTED ON PARCELS 2 AND 4 ADJACENT TO THE 21ST STREET NORTH AND BRADLEY FAIR PARKWAY INTERSECTION AND ON PARCELS 7 AND 8 ADJACENT TO ROCK ROAD AND BRADLEY FAIR PARKWAY. TOTAL SIGN AREA FOR EACH IDENTIFICATION MARKER SHALL NOT EXCEED 48 SQ. FT.
- BUILDING SIGNS:
 - PARCEL 1: MAXIMUM HEIGHT - 30'
MAXIMUM SQ. FT. - 60
 - PARCEL 2: MAXIMUM HEIGHT - 35' FOR G.O. ZONING
58' FOR L.C. ZONING
MAXIMUM SQ. FT. PER SIGN IN G.O. ZONING - 100 SQ. FT.
MAXIMUM SQ. FT. PER SIGN IN L.C. ZONING - PER CODE
- NOTE 1: ALL SIGNS EXCEEDING 32 SQ. FT. IN G.O. ZONING ARE PERMITTED ONLY IF THE BUILDING IS AT LEAST 300' FROM 21ST STREET AND HAS A MINIMUM OF 30,000 SQ. FT. OF FLOOR AREA. THAT ONLY ONE SIGN BE PERMITTED ON THE INTERIOR BUILDING, AND THE SIGN MUST BE DESIGNED WITH INDIVIDUAL "HALO" LIGHT LETTERS NOT EXCEEDING 2'-8" IN HEIGHT.
- NOTE 2: ALL SIGNS EXCEEDING 30' IN HEIGHT MUST BE LIMITED TO ONE SIGN PER BUILDING AND MUST FACE IN A NORTH-WESTERLY OR SOUTH-WESTERLY DIRECTION FOR PARCELS 2 AND NORTH-EASTERLY OR SOUTH-EASTERLY DIRECTION FOR PARCELS 3 AND MUST BE DESIGNED WITH INDIVIDUAL "HALO" LIGHT LETTERS NOT EXCEEDING 2'-8" IN HEIGHT.
- PARCEL 3: MAXIMUM HEIGHT - 58'
MAXIMUM SQ. FT. - PER CODE
- PARCEL 4 THRU 8: PER CODE

15. ARCHITECTURAL CONTROL:

- ALL BUILDINGS WITHIN PARCELS 3, 4, 7, AND 8 (5 AND 6 IF REDEVELOPED) SHALL HAVE SIMILAR ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS CONSISTENT WITH THE EXISTING BRADLEY FAIR CENTER. BUILDINGS SHALL BE CONSTRUCTED OF A COMBINATION OF TWO BUILDING MATERIALS, SYNTHETIC PLASTER FINISH AND PRECAST PANELS (INDIVIDUAL CAST STONE APPEARANCE). NEITHER MATERIAL MAY BE USED EXCLUSIVELY AS THE EXTERIOR BUILDING FINISH BUT MUST BE USED IN CONJUNCTION WITH ONE ANOTHER. DESIGN PRECEDENCE HAS BEEN ESTABLISHED BY THE BRADLEY FAIR SHOPPING CENTER. THEREFORE THE ACCEPTABLE COLOR RANGE FOR THE EXTERIOR MATERIALS ARE THE SAME AS THAT OF THE CENTER. OTHER ACCENT COLORS AND MATERIALS MAY BE ACCEPTABLE IF THEY ARE USED IN CONJUNCTION WITH THE PREDOMINANT MATERIALS, BUT NOT AS A REPLACEMENT. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING FINISH. THESE RESTRICTIONS DO NOT APPLY TO THE OFFICE AND MEDICAL/DENTAL CLINIC USES FOR PARCEL 3. THE PREDOMINANT ROOF MATERIAL SHALL BE RED TILE WHEN THE ROOFING MATERIAL IS VISIBLE. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
- ALL BUILDINGS WITHIN PARCELS 1, 2, AND 3 IF DEVELOPED WITH OFFICE OR MEDICAL AND DENTAL CLINIC USES SHALL HAVE A CONSISTENT ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIAL TO BE APPROVED BY THE DIRECTOR OF PLANNING. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.

16. SCREENING WALLS:

- SCREENING SHALL BE IN ACCORDANCE WITH SECTION 10.32.010 ET SEQ. OF THE CODE OF THE CITY OF WICHITA. A 6-8 FOOT HIGH SCREENING WALL MAY BE WAIRED FOR PARCELS 2, 3, AND 7 IF ADJACENT RESIDENTIAL PROPERTY IS RESTRICTED FROM PARK AND OPEN SPACE PURPOSES. HOWEVER, ALL TRASH DUMPSTERS, LOADING DOCKS/SERVICE AREAS, MECHANICAL AREAS SHALL BE SCREENED IF WITHIN 150' OF ADJACENT RESIDENTIAL PROPERTY. SUCH SCREENING SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS AND INSTALLED AT THE TIME OF DEVELOPMENT OCCURRING.
- THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE). COLORS SHALL BE COMPATIBLE WITH THOSE USED ON THE EXTERIOR BUILDING WALLS OF THE BRADLEY FAIR SHOPPING CENTER.
- THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN 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.

17. LANDSCAPE BUFFERS:

- LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH SECTION 10.32.010 ET SEQ. OF THE CODE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.
- FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING 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.
- A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEMS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
- 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.
- NO SINGLE USE OR TENANT ON PARCELS 1-7 SHALL OCCUPY MORE THAN 5000 SQ. FT. OF FLOOR AREA. (EXCEPTION: HOTELS, FURNITURE STORES, OR OFFICE USES.)
- ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
- MAXIMUM GROSS FLOOR AREA FOR PARCELS 2 THRU 7 (COMMERCIAL USES ONLY) SHALL NOT EXCEED 196,807 SQ. FEET (DOES NOT INCLUDE THE HOTEL USE OR THE 10,000 S.F. FINANCIAL INSTITUTION ON PARCEL 1). MAXIMUM GROSS FLOOR AREA FOR OFFICE AND HOTEL USES OF PARCELS 2 AND 3 SHALL NOT EXCEED 276,000 SQ. FEET. THE MAXIMUM GROSS FLOOR AREA FOR OFFICE/MEDICAL USES IN PARCELS 1, 2, AND 3 SHALL NOT EXCEED 200,000 SQUARE FEET.
- A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS C.U.P. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG ROCK ROAD, 21ST STREET NORTH, TARA, AND ROCKHILL. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. SAID WALK SYSTEM SHALL BE DESIGNED LIGHTED AND LANDSCAPED CONSISTENT WITH THE ARCHITECTURAL DESIGN AND COLOR RANGE ESTABLISHED FOR THE DEVELOPMENT.