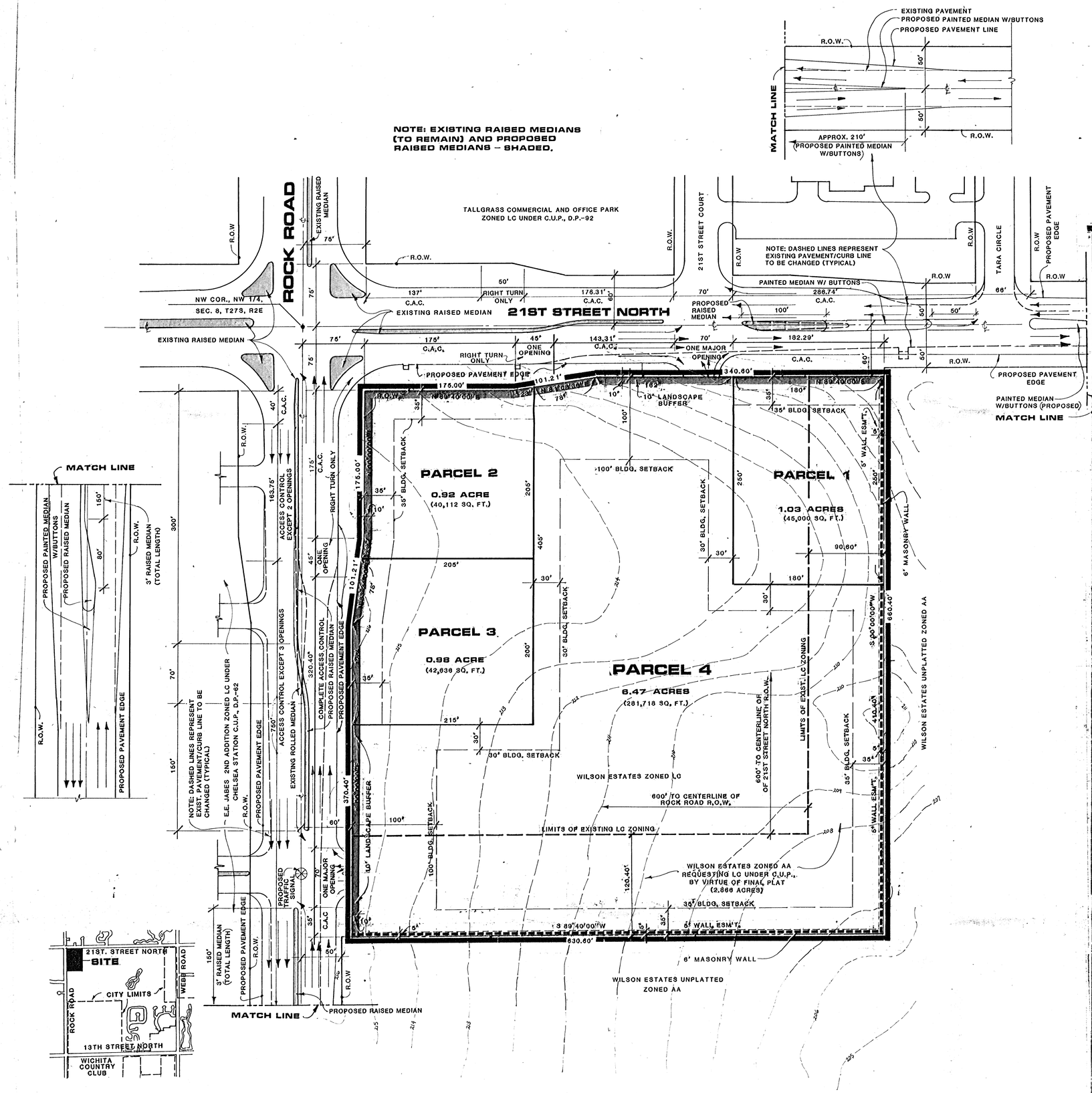

LOCATION MAP
NO SCALE

TOTAL NET ACRES = 9.40

(409,466.00 SQ. FT.)

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 9.4 NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. 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.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED BY SECTION 28.04.139 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 FREE STANDING MONUMENT TYPE SIGNS SHALL BE 20' FEET.
   C. ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON ROCK ROAD FRONTAGE FOR EACH PARCEL (2, 3, AND 4). ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON 21ST STREET NORTH FRONTAGE FOR EACH PARCEL (1, 2 AND 4). EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE.
   D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. 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.
10. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
11. A. 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 PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
    B. 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.
12. ACCESS CONTROL:
    A. ACCESS TO ROCK ROAD SHALL BE LIMITED TO TWO (2) OPENINGS. ONE OPENING SHALL HAVE RIGHT TURN ONLY (SEE PLAN). ONE OPENING SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS AND LOCATED DIRECTLY ACROSS THE STREET FROM THE MAJOR ENTRANCE TO E.E. JABES 2ND ADDITION, UNLESS OTHERWISE DIRECTED BY THE TRAFFIC ENGINEER, (SEE PLAN).
    B. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO TWO (2) OPENINGS. ONE OPENING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS AND LOCATED DIRECTLY ACROSS THE STREET FROM 21ST STREET COURT, AND ONE OPENING SHALL HAVE RIGHT TURN ONLY, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. (SEE PLAN).
    C. THOSE PORTIONS OF THE MAJOR ENTRANCES TO ROCK ROAD AND 21ST STREET NORTH ON PUBLIC STREET R.O.W. SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT IS REQUESTED.
13. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE: (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER).
    A. THE EXTENSION OF A CENTER LANE IN ROCK ROAD AND 21ST STREET TO ACCOMMODATE LEFT TURNS INTO THE MAJOR OPENING ALONG THE WEST AND NORTH LINES OF THE C.U.P. AREA FOR SOUTH BOUND AND WEST BOUND TRAFFIC, AND TO PROVIDE ADDITIONAL LEFT TURN STORAGE AT THE ROCK ROAD/21ST STREET INTERSECTION.
    B. THE RECONSTRUCTION AND EXTENSION OF THE RAISED MEDIANS IN 21ST STREET AND ROCK ROAD TO ACCOMMODATE LEFT TURNS ONLY INTO THE MAJOR OPENINGS ALONG 21ST STREET NORTH AND ROCK ROAD.
    C. THE CONSTRUCTION OF A DECELERATION LANE TO SERVE ALL OPENINGS ON 21ST STREET NORTH AND ROCK ROAD. THESE DECEL LANES SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE TRAFFIC STUDY BEING PROVIDED. (DOES NOT NECESSARILY MEAN THAT A CONTINUOUS DECEL LANE WILL BE REQUIRED ON EITHER 21ST STREET NORTH OR ROCK ROAD).
    D. PARCELS 2 AND 3 ALONG ROCK ROAD, AND PARCELS 2 AND 4 ALONG 21ST STREET NORTH SHALL SHARE RIGHT TURN ONLY ACCESS. (SEE GENERAL PROVISION NUMBER 12 AND PLAN).
    E. TRAFFIC SIGNALIZATION OF THE MAJOR ENTRANCE TO ROCK ROAD FROM PARCEL 4 SHALL BE PROVIDED IF DETERMINED NECESSARY BY THE CITY ENGINEER. THIS SIGNAL WILL WORK IN CONJUNCTION WITH THE SIGNAL AT 21ST STREET NORTH AND ROCK ROAD.
14. ANY CHANGES TO THE EXISTING TRAFFIC MEDIANS ON ROCK ROAD AND/OR 21ST STREET NORTH MUST BE WITH THE APPROVAL OF THE CITY ENGINEER.
15. ARCHITECTURAL CONTROL: ALL EXTERIOR BUILDING WALLS, AND PERIMETER MASONRY WALLS (SEE GENERAL PROVISION NUMBER 16 BELOW) SHALL BE CONSTRUCTED OF SIMILAR PREDOMINATE MATERIALS, TEXTURES, AND COLORS. METAL SHALL NOT BE PERMITTED AS A PREDOMINATE EXTERIOR BUILDING MATERIAL.
16. MASONRY WALLS:
    A. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE SOUTH AND EAST PROPERTY LINES. (SEE PLAN).
    B. 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).
    C. THE REQUIRED MASONRY 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:
    A. A 10' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH AND WEST PROPERTY LINES.
    B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPE BUFFER 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.
    C. 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.
    D. 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.
18. 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.
19. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
20. 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).
21. 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 - 1.03 ACRES (45,000 SQ. FT.)
    MAXIMUM BUILDING COVERAGE - 13,500 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 16,500 SQ. FT.
    FLOOR AREA RATIO - 0.367
    MAXIMUM BUILDING HEIGHT - 35'
    MAXIMUM NUMBER OF BUILDINGS - 1
    PARKING - SEE GENERAL PROVISION NUMBER 8.
    SETBACKS - SEE PLAN.

    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.Z.A. APPROVAL.

    GROSS AREA - 0.92 ACRE (40,112 SQ. FT.)
    MAXIMUM BUILDING COVERAGE - 12,034 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 15,500 SQ. FT.
    FLOOR AREA RATIO - 0.386
    MAXIMUM BUILDING HEIGHT - 35'
    MAXIMUM NUMBER OF BUILDINGS - 1
    PARKING - SEE GENERAL PROVISION NUMBER 8
    SETBACKS - SEE PLAN

    PARCEL NUMBER 3:

    PROPOSED USES: SAME AS PARCEL NUMBER 1.

    GROSS AREA - 0.98 ACRE (42,636 SQ. FT.)
    MAXIMUM BUILDING COVERAGE - 12,791 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 15,750 SQ. FT.
    FLOOR AREA RATIO - 0.369
    MAXIMUM BUILDING HEIGHT - 35'
    MAXIMUM NUMBER OF BUILDINGS - 1
    PARKING - SEE GENERAL PROVISION NUMBER 8
    SETBACKS - SEE PLAN

    PARCEL NUMBER 4:

    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, APPLIANCE STORES, FURNITURE STORES, THEATER, GROCERY STORES, HOTEL, DAY CARE AND FITNESS CENTERS.

    GROSS AREA - 6.47 ACRES (281,718 SQ. FT.)
    MAXIMUM BUILDING COVERAGE - 84,515 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 100,750 SQ. FT.
    FLOOR AREA RATIO - 0.358
    MAXIMUM BUILDING HEIGHT - 35' (EXCEPT FOR HOTEL - 55')
    MAXIMUM NUMBER OF BUILDINGS - 3
    PARKING - SEE GENERAL PROVISION NUMBER 8
    SETBACKS - SEE PLAN

    NOTE: NO SINGLE USE OR MAJOR TENANT SHALL OCCUPY MORE THAN 50,000 SQ. FT. OF FLOOR AREA. (EXCEPTION: HOTELS, GROCERY STORES, OR FURNITURE STORES).

150 100 50 0 50 100 150

N W E S

SCALE: 1" = 50'
CONTOUR INTERVAL = 1'

COMMERCIAL COMMUNITY UNIT PLAN D.P.- 191 (9.4 ACRE SITE)

WILSON PROPERTY

PREPARED FOR WILSON ESTATES 408 CENTURY BUILDING WICHITA, KANSAS 67202 316-265-7957

DATE: FEB. 16, 1989
MARCH 6, 1989
MARCH 9, 1989