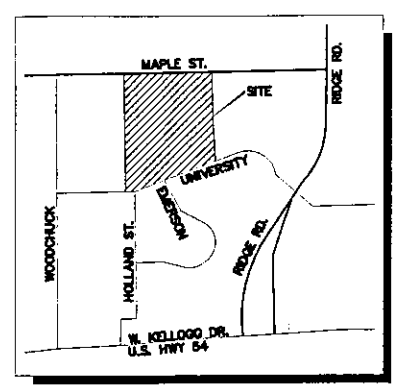
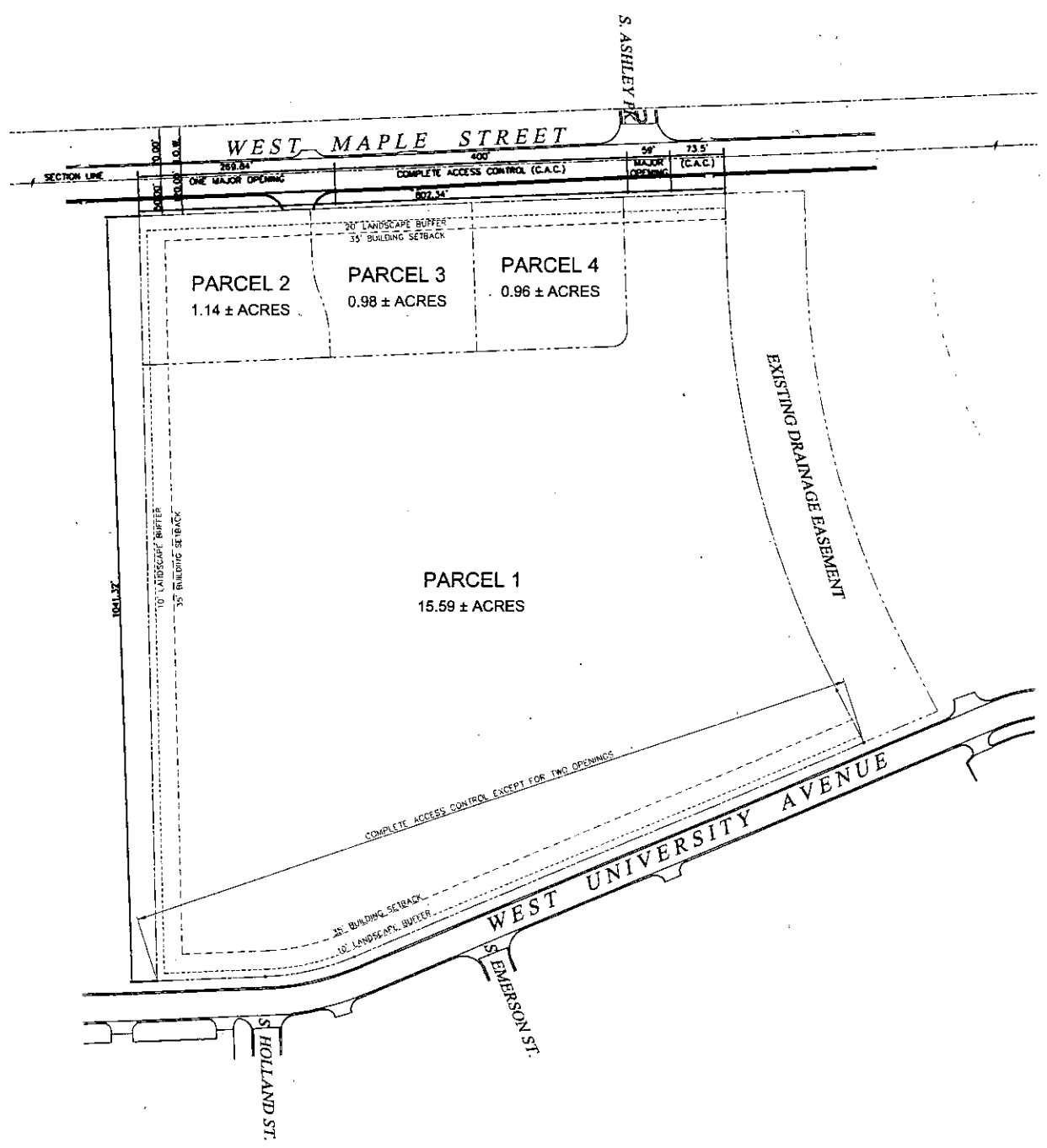


LOCATION MAP
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



LEGAL DESCRIPTION

LOTS 1 THROUGH 8, RIDGE PLAZA 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS;

AND

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING 1,320 FEET WEST OF THE NE CORNER OF THE NE 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 1 WEST; THENCE SOUTH A DISTANCE OF 300 FEET; THENCE WEST TO THE EAST LINE OF HOLLAND LANE; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF HOLLAND LANE TO THE NORTH LINE OF UNIVERSITY AVENUE; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF UNIVERSITY AVENUE A DISTANCE OF 541.42 FEET TO THE WEST LINE OF A DRAINAGE DEDICATION; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID DRAINAGE DEDICATION A DISTANCE OF 832.45 FEET TO THE NORTH LINE OF SAID NE 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 113 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET THEREOF TAKEN FOR ROAD RIGHT-OF-WAY.

AND

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING 1,320 FEET WEST OF THE NE CORNER OF THE NE 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 1 WEST; THENCE SOUTH A DISTANCE OF 300 FEET; THENCE WEST TO THE EAST RIGHT-OF-WAY OF HOLLAND LANE; THENCE NORTHWESTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF HOLLAND LANE TO THE NORTH LINE OF SAID NE 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET THEREOF TAKEN FOR ROAD RIGHT-OF-WAY.

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 18.6 ACRES, MORE OR LESS.

2. THE DEVELOPMENT CONTAINS FOUR (4) PARCEL PERMITTING LIMITED COMMERCIAL USES; SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 21) FOR SPECIFIC USES.

3. SETBACKS ARE AS FOLLOWS:
   PARCEL 1 – ADJACENT TO UNIVERSITY 35', ADJACENT TO MAPLE 35', WEST PROPERTY LINE 35'
   PARCEL 2 – ADJACENT TO MAPLE 35', WEST PROPERTY LINE 35
   PARCEL 3 – ADJACENT TO MAPLE 35'
   PARCEL 4 – ADJACENT TO MAPLE 35'

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. SIGNAGE AS PERMITTED BY ZONING DISTRICT SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.40 OF THE SIGN CODE FOR THE CITY OF WICHITA WITH THE FOLLOWING PROVISIONS

   A. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.

   B. FLASHING SIGNS (ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED, EXCEPT FOR SIGNS THAT SHOW THE DATE, TIME, TEMPERATURE, AND/OR OTHER PUBLIC SERVICE MESSAGE.

   C. PARCELS 2, 3, AND 4 SHALL BE ALLOWED ONE (1) MONUMENT SIGN EACH. MONUMENT SIGNS SHALL NOT EXCEED 15 FEET IN HEIGHT AND SHALL BE LIMITED TO 100 SQUARE FEET.

   D. ONE (1) SIGN FOR IDENTIFICATION OF PARCEL ONE SHALL BE ALLOWED ALONG MAPLE. THE SIGN SHALL BE A MONUMENT TYPE SIGN, NO GREATER THAN 20 FEET IN HEIGHT, AND SHALL BE LIMITED TO 150 SQUARE FEET IN SIZE.

   E. ONE (1) SIGN FOR IDENTIFICATION OF THE PARCEL ONE SHALL BE ALLOWED ALONG UNIVERSITY. THE SIGN SHALL BE A POLE TYPE SIGN, NO GREATER THAN 35 FEET IN HEIGHT, AND SHALL NOT EXCEED 150 SQUARE FEET IN SIZE.

   F. EACH PARCEL WITHIN THE CURB SHALL BE ALLOWED TWO DIRECTIONAL SIGNS. DIRECTIONAL SIGNS SHALL NOT EXCEED 18 SQUARE FEET AND 6 FEET IN HEIGHT. ON BUILDINGS, SIGNS SHALL BE LIMITED TO THE HEIGHT OF THE BUILDINGS, NOT TO EXCEED 35 FEET EXCEPT ONE IDENTIFICATION LOGO ON THE EAST FACADE OF PARCEL 1 BUILDING TO BE ALLOWED TO EXTEND 3 FEET ABOVE THE PARAPET OF THE FACADE.

6. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7. ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT.

8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING. THE APPLICANT SHALL GUARANTEE (UNLESS OTHERWISE DETERMINED UNNECESSARY BY THE CITY ENGINEER):

   A. A CONTINUOUS LEFT-TURN LANE ON MAPLE TO SERVE THE TWO MAJOR ENTRANCES AND CONNECTING WITH THE ENDPOINT OF THE LEFT-TURN LANE ON MAPLE TO THE EAST OF THE SUBJECT PROPERTY.

   B. PROVIDE RIGHT-TURN LANES ON MAPLE TO SERVE THE TWO MAJOR ENTRANCES.

   C. INSTALL TRAFFIC SIGNAL AT MAPLE STREET ACROSS FROM ASHLEY PARK.

9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE IV.A. OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.

10. FIRE LANE:

   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.

   B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS/HER DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.

11. TRANSPORTATION REQUIREMENTS:

   A. A SITE PLAN SHALL BE REQUIRED FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE SITE PLAN SHALL ENSURE INTERNAL CIRCULATION WITHIN THE PARCELS AND JOINT USE OF INGRESS/EGRESS OPENINGS AND THAT PRIVATE DRIVE OPENINGS ARE NOT IMPACTED BLOCKED BY THE LAYOUT OF PARKING STALLS OR LANDSCAPING.
   B. ACCESS POINTS SHALL BE IN CONFORMANCE WITH THE ACCESS MANAGEMENT POLICY.
   C. THE ASHLEY PARK/MAPLE INTERSECTION SIGNALIZATION SHALL HAVE PEDESTRIAN CROSSING SIGNAGE, CLEAR SIGHT DISTANCES WITHOUT SHRUBBERY OR TREES, PEDESTRIAN SIGNAL PHASING, AND A CENTER "REFUGE" WITHIN THE DIVIDED ENTRANCE TO THE SITE.
   D. UNIVERSITY SHALL BE STRIPED FOR ONE CENTER TURN LANE AND TWO MOVING LANES.

12. ACCESS TO MAPLE SHALL BE LIMITED TO TWO MAJOR OPENINGS AS SHOWN. ACCESS TO UNIVERSITY AVENUE SHALL BE LIMITED TO TWO OPENINGS WITH A MINIMUM SEPARATION OF 250 FEET BETWEEN OPENINGS.

13. CROSS-LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING. ALL PARCELS SHALL HAVE GUARANTEED ACCESS ACROSS THE OTHER PARCELS TO THE ADJACENT PUBLIC STREETS.

14. 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 AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR CONSIDERATION.

15. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.

16. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.

17. A LANDSCAPED STREET YARD SHALL BE PROVIDED ALONG MAPLE AND UNIVERSITY AS SHOWN AND SHALL SHARE A SIMILAR LANDSCAPE PLANT PALETTE. PARKING LOT LANDSCAPING FOR PARCEL 1 SHALL BE PROVIDED AT A RATE OF ONE TREE PER 20 PARKING SPACES, AND UP TO ½ OF THESE PARKING LOT TREES MAY BE CREDITED TOWARD MEETING THE LANDSCAPED STREET YARD TREE REQUIREMENT FOR MAPLE. LANDSCAPE PLANS SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT. LANDSCAPE PLANS SHALL BE PREPARED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF KANSAS.

18. PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, A PLAN FOR VEHICULAR CIRCULATION AND PEDESTRIAN WALK SYSTEM CONNECTING THE BUILDINGS WITH THE SIDEWALKS ON MAPLE SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.

19. ARCHITECTURAL CONTROL:

   A. ALL BUILDINGS SHALL BE UNIFIED BY HAVING THE SAME PREDOMINANT EXTERIOR MATERIAL, ARCHITECTURAL CHARACTER, COLOR, AND TEXTURE. BUILDING ELEVATIONS SHALL BE DESIGNED IN SUCH A MANNER AS TO INCORPORATE PROJECTIONS AND RECESSES TO CREATE SHADE AND SHADOWS. NO PREDOMINANTLY METAL FACADES SHALL BE ALLOWED.

   B. ALL PARKING LOT LIGHT POLES SHALL BE OF THE SAME COLOR AND DESIGN, AND SHALL HAVE CUT-OFF FIXTURES, WHICH DIRECT THE LIGHT AWAY FORM NEARBY RESIDENTIAL AREAS. LIGHT POLES MUST BE LIMITED TO A MAXIMUM HEIGHT OF 38 FEET EXCEPT WITHIN 185 FEET OF MAPLE, WHICH SHALL BE LIMITED TO 25 FEET. ALL HEIGHTS INCLUDE POLE AND BASE AND ARE MEASURED FROM FINISH GROUND TO TOP OF POLE. EXTENSIVE USE OF BACK-LIT CANOPIES AND NEON OF FLUORESCENT TUBE LIGHTING ON BUILDINGS IS NOT PERMITTED.

   C. EXTERIOR MECHANICAL EQUIPMENT, TRASH RECEPTACLES, ETC., SHALL BE SCREENED AND/OR PAINTED. SCREENING MATERIAL AND/OR PAINT, SHALL BE OF SIMILAR COLOR AND TEXTURE AS THE BUILDINGS. LANDSCAPING IS TO BE USED IN CONJUNCTION WITH THE SCREENING. ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED PER ARTICLE IV.B OF THE UZC AND FROM GROUND LEVEL VIEW ALONG UNIVERSITY AVENUE.

20. SCREENING ALONG THE WEST PROPERTY LINE OF PARCELS SHALL CONFORM TO THE SCREENING REQUIREMENTS FOR CUP'S CONTAINED IN THE UNIFIED ZONING CODE. THE SCREENING IS TO BE CONSTRUCTED AT THE TIME THAT A BUILDING PERMIT IS ISSUED FOR PARCEL 1.

21. 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 ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

22. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.

23. 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.

24. ALL PROPERTY INCLUDED WITHIN THIS C.U.P. AND ZONE CASE SHALL BE PLATTED WITHIN ONE YEAR AFTER APPROVAL OF THIS C.U.P. BY THE GOVERNING BODY, OR THE CASES SHALL BE CONSIDERED DENIED AND CLOSED. THE RESOLUTION ESTABLISHING THE ZONE CHANGE SHALL NOT BE PUBLISHED UNTIL THE PLAT HAS BEEN RECORDED WITH THE REGISTER OF DEEDS.

25. PRIOR TO PUBLISHING THE RESOLUTION ESTABLISHING THE ZONE CHANGE, THE APPLICANT(S) SHALL RECORD A DOCUMENT WITH THE REGISTER OF DEEDS INDICATING THAT THIS TRACT (REFERENCED AS DP-270) INCLUDES SPECIAL CONDITIONS FOR DEVELOPMENT ON THIS PROPERTY.

26. THE APPLICANT SHALL SUBMIT 4 REVISED COPIES OF THE C.U.P. TO THE METROPOLITAN AREA PLANNING DEPARTMENT WITHIN 60 DAYS AFTER APPROVAL OF THIS CASE BY THE GOVERNING BODY, OR THE REQUEST SHALL BE CONSIDERED DENIED AND CLOSED.

27. PROPOSED USES:

PARCEL 1

PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL DISTRICT EXCEPT: RESIDENTIAL USES; DAYCARE; PAWNSHOPS; SECOND HAND STORES; TAVERNS; NIGHT CLUBS; DRINKING ESTABLISHMENTS; ADULT ENTERTAINMENT; SEXUALLY ORIENTED BUSINESSES; TATTOOING AND BODY PIERCING; CORRECTIONAL PLACEMENT RESIDENCES, LIMITED; CORRECTIONAL PLACEMENT RESIDENCES, GENERAL; GROUP HOME, LIMITED, GENERAL AND COMMERCIAL; RECYCLING COLLECTION STATIONS; ASPHALT OR CONCRETE, LIMITED; MANUFACTURING, LIMITED; MINING OR QUARRYING; OIL OR GAS DRILLING; ROCK CRUSHING; SOLID WASTE INCINERATOR; AND ALL INDUSTRIAL USES. RESTAURANTS ARE PERMITTED. PROVIDING DRIVE-UP WINDOW SERVICE OR IN-VEHICLE FOOD SERVICE SHALL NOT BE PERMITTED. VEHICLE REPAIR, LIMITED, SHALL NOT PERMIT ANY PARKING OF VEHICLES FOR SERVICE FOR OVER 36 HOURS AND SHALL NOT PERMIT ANY STORAGE OF VEHICLES OR PARTS EXCEPT WITHIN THE BUILDING. NO OVERHEAD DOORS SHALL BE ALLOWED WITHIN 200 FEET OF RESIDENTIAL ZONING AND SHALL NOT BE FACING ANY RESIDENTIAL ZONING DISTRICT. ANY USE THAT REQUIRES CONDITIONAL USE APPROVAL IN THE "LC" DISTRICT SHALL ONLY BER PERMITTED BY SEPARATE CONDITIONAL USE APPROVAL THROUGH A C.U.P. AMENDMENT.

MAXIMUM BUILDING HEIGHT: 35 FEET
NET AREA: 679,315 +/– SQ. FT. (15.59+/– ACRES)
MAXIMUM BUILDING COVERAGE: 0.26 OR 180,000+/– SQ. FT.
MAXIMUM GROSS FLOOR AREA: 0.26 OR 180,000+/– SQ. FT.

PARCEL 2

PROPOSED USES: SAME AS PARCEL 1 WITH THE FOLLOWING ADDITIONAL USES PROHIBITED: CAR WASHES, CONVENIENCE STORES WITH GAS ISLANDS, SERVICE STATIONS, AND VEHICLE REPAIR, LIMITED. NO OVERHEAD DOORS SHALL BE ALLOWED WITHIN 200 FEET OF RESIDENTIAL ZONING AND SHALL NOT BE FACING ANY RESIDENTIAL ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT: 35 FEET
NET AREA = 49,750 SQ. FT. (1.14 ACRES)
MAXIMUM BUILDING COVERAGE = 14,374.80 SQ. FT. (30% MAX)
TOTAL NUMBER OF BUILDINGS = 1
PARKING – SEE GENERAL PROVISION NUMBER 9
FLOOR AREA RATIO = 0.30
MAXIMUM FLOOR AREA = 14,374.80 SQ. FT.

PARCEL 3

PROPOSED USES: SAME AS PARCEL 2
MAXIMUM BUILDING HEIGHT: 35 FEET
NET AREA = 42,690 SQ. FT. (0.98 ACRES)
MAXIMUM BUILDING COVERAGE = 12,283.80 SQ. FT. (30% MAX)
TOTAL NUMBER OF BUILDINGS = 2
PARKING – SEE GENERAL PROVISION NUMBER 9
FLOOR AREA RATIO = 0.30
MAXIMUM FLOOR AREA = 12,283.80 SQ. FT.

PARCEL 4

PROPOSED USES: SAME AS PARCEL 2
MAXIMUM BUILDING HEIGHT: 35 FEET
NET AREA = 41,813 SQ. FT. (0.96 ACRES)
MAXIMUM BUILDING COVERAGE = 12,283.80 SQ. FT. (30% MAX)
TOTAL NUMBER OF BUILDINGS = 2
PARKING – SEE GENERAL PROVISION NUMBER 9
FLOOR AREA RATIO = 0.30
MAXIMUM FLOOR AREA = 12,283.80 SQ. FT.

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Denver, Colorado 80202

ASHLEY PARK TOWNE CENTRE
WICHITA, KANSAS

COMMUNITY UNIT PLAN (D.P.-)

Scale: AS SHOWN
Designed by: JCW
Drawn by: PCG
Checked by: CRF
Date: OCTOBER 10, 2003
Project No: 068035000

SHEET