

34TH STREET NORTH

DEVELOPMENT GUIDELINES

1. This development contains 45.09 net acres more or less.
2. PARCEL DESCRIPTIONS:

Parcel 01 Gross Area=2.10 Ac. Maximum Height=35 feet Maximum Coverage=30% Maximum Gross Floor Area=30%	Parcel 09 Gross Area=2.41 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%
Parcel 02 Gross Area=2.53 Ac. Maximum Height=35 feet Maximum Coverage=30% Maximum Gross Floor Area=30%	Parcel 10 Gross Area=5.11 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%
Parcel 03 Gross Area=1.41 Ac. Maximum Height=35 feet Maximum Coverage=30% Maximum Gross Floor Area=30%	Parcel 11 Gross Area=0.90 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%
Parcel 04 Gross Area=1.70 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%	Parcel 12 Gross Area=1.03 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%
Parcel 05 Gross Area=1.64 Ac. Maximum Height=35 feet Maximum Coverage=30% Maximum Gross Floor Area=30%	Parcel 13 Gross Area=0.64 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%
Parcel 06 Gross Area=1.96 Ac. Maximum Height=35 feet Maximum Coverage=30% Maximum Gross Floor Area=30%	Parcel 14 Gross Area=1.36 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%
Parcel 07 Gross Area=1.49 Ac. Maximum Height=35 feet Maximum Coverage=30% Maximum Gross Floor Area=30%	Parcel 15 Gross Area=2.85 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%
Parcel 08 Gross Area=5.63 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%	Parcel 16 Gross Area=10.38 Ac. Maximum Height=80 feet Maximum Coverage=30% Maximum Gross Floor Area=30%

3. Permitted Uses: The following uses are permitted for all uses in the "LI" district except for adult entertainment as defined by City Code, recreation vehicle campground, freight terminal, vehicle storage yard, storage of Class-C fireworks, poultry or rabbit dressing, live retreading or recapping, grain storage and concrete or asphalt plant. All uses that require conditional use permits in the "LI" districts are only permitted by amending the CUP.

4. The transfer of the title on all or any portion of the land included in the development 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 land owners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the OCI Superintendent, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

5. Landscape and Parking Lot Screening - Shall be in accordance with Section 10.32.010 et. seq. of the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).

6. Minimum Setback Requirements:
 - Commercial & Industrial Uses - Front setback.....35'
 - Rear setback.....10'
 - Interior side setback... 0'

7. Signs - All signs along K-96 and Webb Road shall be monument type signs with a maximum height of 20 feet, with the exception of three pole or monument signs shall be allowed along the K-96 road right-of-way and two pole signs along Webb Road right of way, which shall be a maximum of 35 feet in height and 250 square feet in size. A Center Identification sign shall be allowed along the K-96 road right of way and Webb Road.

8. Parking - Shall be in accordance with Article IV.A of the Wichita - Sedgewick County Unified Zoning Code.

9. Architectural Control - All buildings within Parcel 1-12 shall have the same predominant exterior building materials with consistent architectural character, color and texture, and consistent lighting design (fixtures, poles, lamps, etc.) as approved by Director of Planning. This requirement shall also apply to any retail development (e.g. restaurants, banks, convenience stores/service stations, auto repair, grocery store, recreation and entertainment, personal care or improvement services) located on property zoned "LI".

10. An owners association agreement providing for the maintenance of reserves, open space, internal devices, parking areas, drainage improvements, etc., is filed by the time the plat is filed of record.

11. No occupancy permits shall be issued for any development without services by municipal water and sewer services.

12. Cross-lot circulation is to be provided for all lots platted for retail, commercial or office uses.

13. All drainageways and easements shall be determined at the time of platting.

14. A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

15. There are no internal public street areas within the C.U.P..

16. Loading areas and docks in the CUP shall be screened from ground level view with a masonry wall along K-96 and Webb Road. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.

17. The 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.

18. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

BENCHMARK

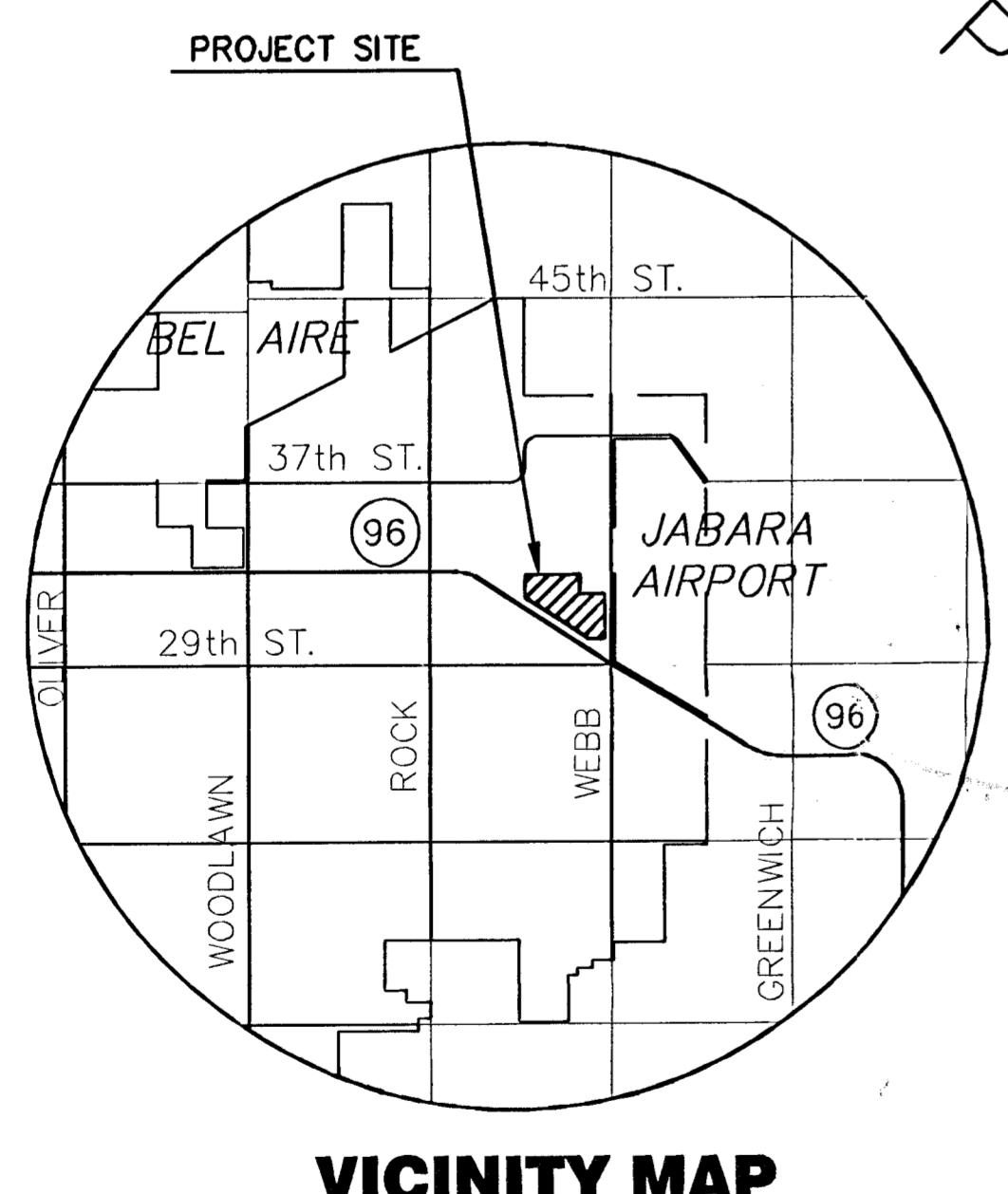
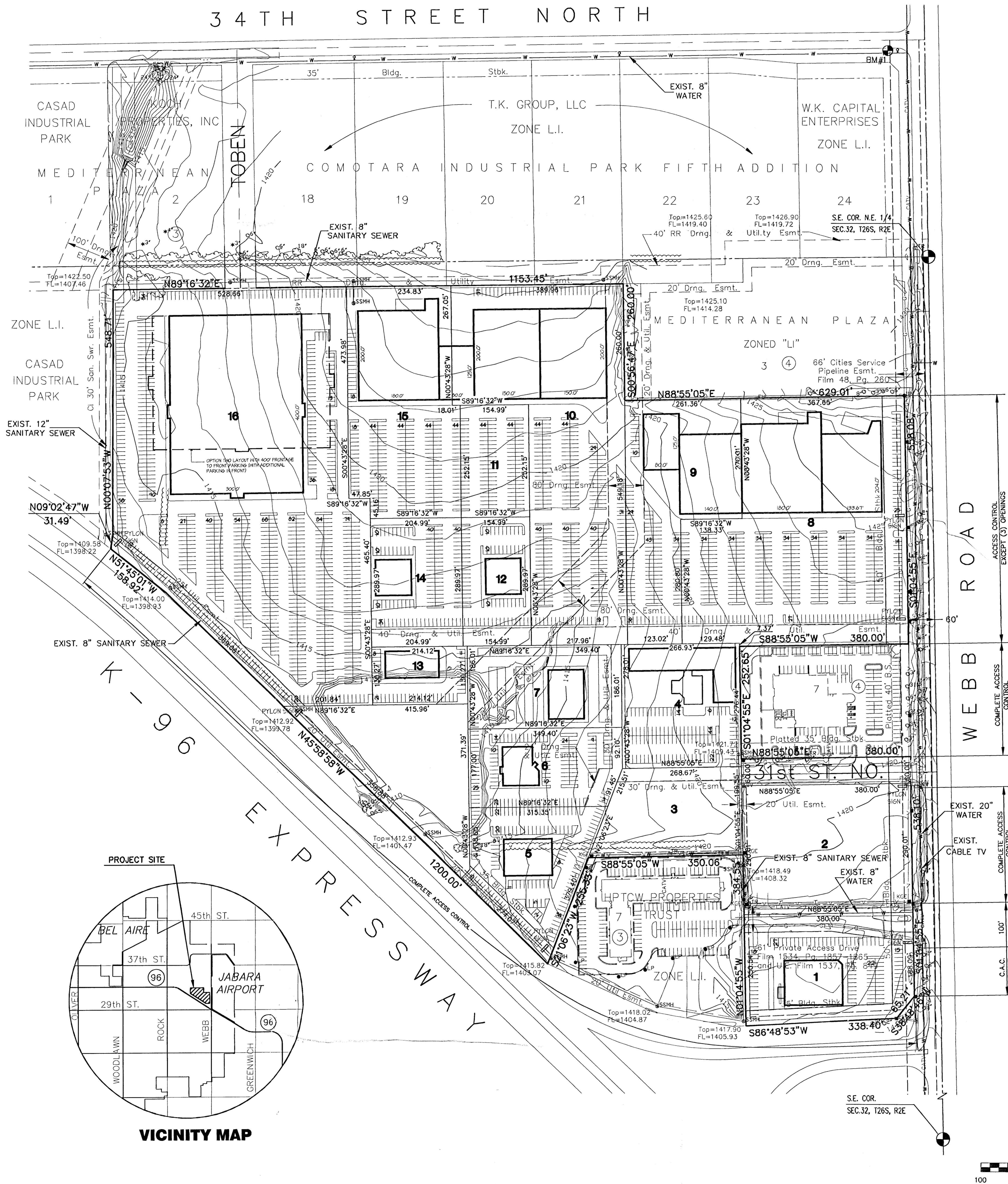
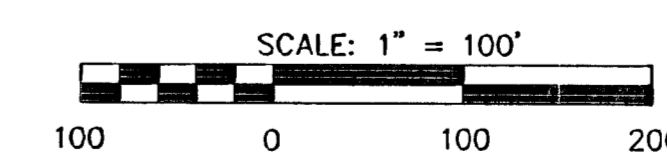
BM#1 COW BENCHMARK, NW Cor. WEBB & 34TH ST. NO.
3' N. OF BACK OF CURB & 84' W OF CL OF WEBB
ELEV. = 244.18

NOTES

1. ZONING: LIMITED INDUSTRIAL - LI.
2. LOT MINIMUM PADS AS INDICATED ON DRAINAGE PLAN, PROVIDED AT THE TIME OF PLATTING.

LEGEND

⊙IP	IRON PIN
⊙FH	FIRE HYDRANT
⊙WV	WATER VALVE
⊙T	TREE
⊙E	ELECTRIC
⊙SMH	SANITARY MANHOLE
⊙LP	LIGHT POLE
⊙TR	TRANSFORMER
⊙PP	POWER POLE
⊙WL	WATER LINE
⊙CL	CABLEVISION
⊙EL	ELECTRIC LINE
⊙TL	TELEPHONE LINE
⊙GL	GAS LINE



PRELIMINARY PLAT FOUNTAIN SQUARE ADDITION

OWNER: KOCH INDUSTRIES, INC. 4111 E. 37TH STREET NORTH WICHITA, KS. 67220 (316) 828-5500 DEVELOPER: DELMAR REALTY INVESTORS, INC 15900 DOOLEY ROAD DALLAS, TEXAS 75244 (972) 702-0044 FAX: (972) 233-1501

