

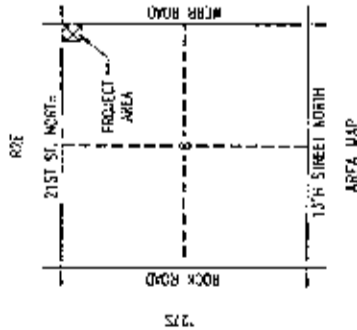
COMMUNITY UNIT PLAN DP-200 AMENDED DEC. 1999

WILSON PROPERTY N.E.

OWNER: WILSON ESTAIRES
200 MARKET CENTRE
151 N. MARKET
WICHITA, KANSAS 67202

WILSON APARTMENTS ADDITION
ZONED "E" & "L.C." TO BE REZONED "OO"
UNTER C.U.P. DP-200

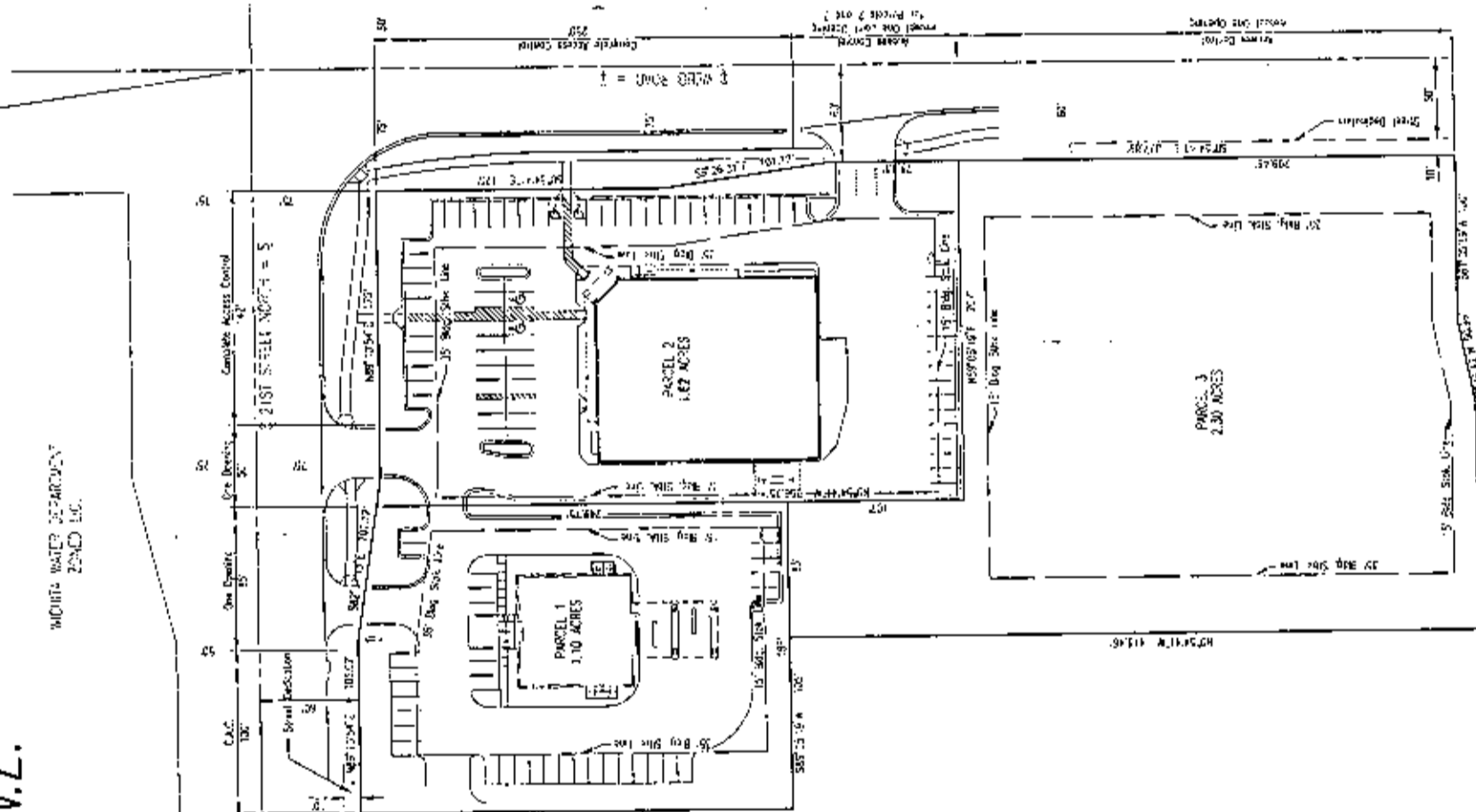
SCALE 1"=40'
DATE: DEC. 25, 1999



TRULYPASS EAST COMMERCIAL
ZONED L.C.

IOFA, BELLEVUE INC.
ZONED L.C.

MURKIN PAGE HANLEY
ZONED L.C.



- GENERAL PROVISIONS**
1. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCES AND CITY ORDINANCES.
 2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ZONING ORDINANCES AND CITY ORDINANCES.
 3. SETBACKS AND HEIGHTS AS INDICATED ON THIS PLAN SHALL BE STRICTLY ENFORCED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WICHITA.
 4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
 5. A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE CITY ENGINEER AND THE KANSAS STATE ENGINEERING BOARD. THE DRAINAGE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
 6. SIGNS ARE PERMITTED UNDER CHAPTER 24-10 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
 - a. NO SIGNS OR MARKINGS SHALL BE PERMITTED.
 - b. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 3 FEET FOR PROJECT IDENTIFICATION PURPOSES AT THE CORNER OF PARCELS.
 - c. SIGNS SHALL HAVE A MAXIMUM WIDTH OF 10 FEET.
 - d. ALL SIGNS SHALL BE MAINTAINED IN GOOD REPAIR AND SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.
 - e. SIGNAGE SHALL BE RESTRICTED TO THE FOLLOWING:
 - i. TRULYPASS EAST COMMERCIAL ZONED L.C.
 - ii. IOFA, BELLEVUE INC. ZONED L.C.
 - iii. MURKIN PAGE HANLEY ZONED L.C.
 7. FINAL CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
 8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 24-10-10 OF THE CITY OF WICHITA ORDINANCES.
 9. THE TRANSFER OF TITLE OR ALL OR ANY PORTION OF THE LAND INCLUDED IN THIS C.U.P. DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE DEVELOPER OR THE CITY OF WICHITA. THE DEVELOPER AND THE CITY OF WICHITA SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS C.U.P. BY ANY PARTY.
 10. A. ALL UTILITIES SHALL BE INSTALLED TO SERVED LOTS CONTAINED IN THIS C.U.P. AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD. B. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
 11. A. THE LAND SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD. B. THE LAND SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD. C. THE LAND SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
 12. ACCESS DRIVEWAY:
 - a. ACCESS TO WEST ROAD SHALL BE LIMITED TO TWO (2) DRIVEWAYS PER PARCEL. THE DRIVEWAYS SHALL BE 10 FEET WIDE AND SHALL BE LOCATED ON THE WEST SIDE OF THE PARCEL.
 - b. ACCESS TO 11th STREET NORTH SHALL BE LIMITED TO TWO (2) DRIVEWAYS PER PARCEL. THE DRIVEWAYS SHALL BE 10 FEET WIDE AND SHALL BE LOCATED ON THE WEST SIDE OF THE PARCEL.
 - c. THE DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
 13. SIGNAGE:
 - a. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
 - b. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.

14. FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
15. A COMMERCIAL DEVELOPMENT ON THE PLANT MATERIALS AND INTERIOR SYSTEMS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REMOVED FROM THE SITE AT THE COMPLETION OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE PLANT MATERIALS AND INTERIOR SYSTEMS.
16. MULTIPLE DEVELOPMENT IS NOT PERMITTED. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RECORDS, OPEN SPACE, PARKING, AND OTHER REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RECORDS, OPEN SPACE, PARKING, AND OTHER REQUIREMENTS.
17. THE USE OF PLANTING, THE WORKING STATE ENGINEERING BOARD, AND THE CITY OF WICHITA ORDINANCES SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
18. ARCHITECTURAL CHAIR:
 - a. ALL BUILDINGS WITH PARCELS 1, 2, AND 3 SHALL HAVE A CONSISTENT ARCHITECTURAL DESIGN AND EXTERIOR FINISHING MATERIALS TO BE APPROVED BY THE DIRECTOR OF PLANNING. THE ARCHITECTURAL DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
 - b. THE ARCHITECTURAL DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
19. A PLAN FOR A FUTURE DEVELOPMENT SHALL BE A REQUIREMENT OF THIS C.U.P. THE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA ORDINANCES AND THE KANSAS STATE ENGINEERING BOARD.
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