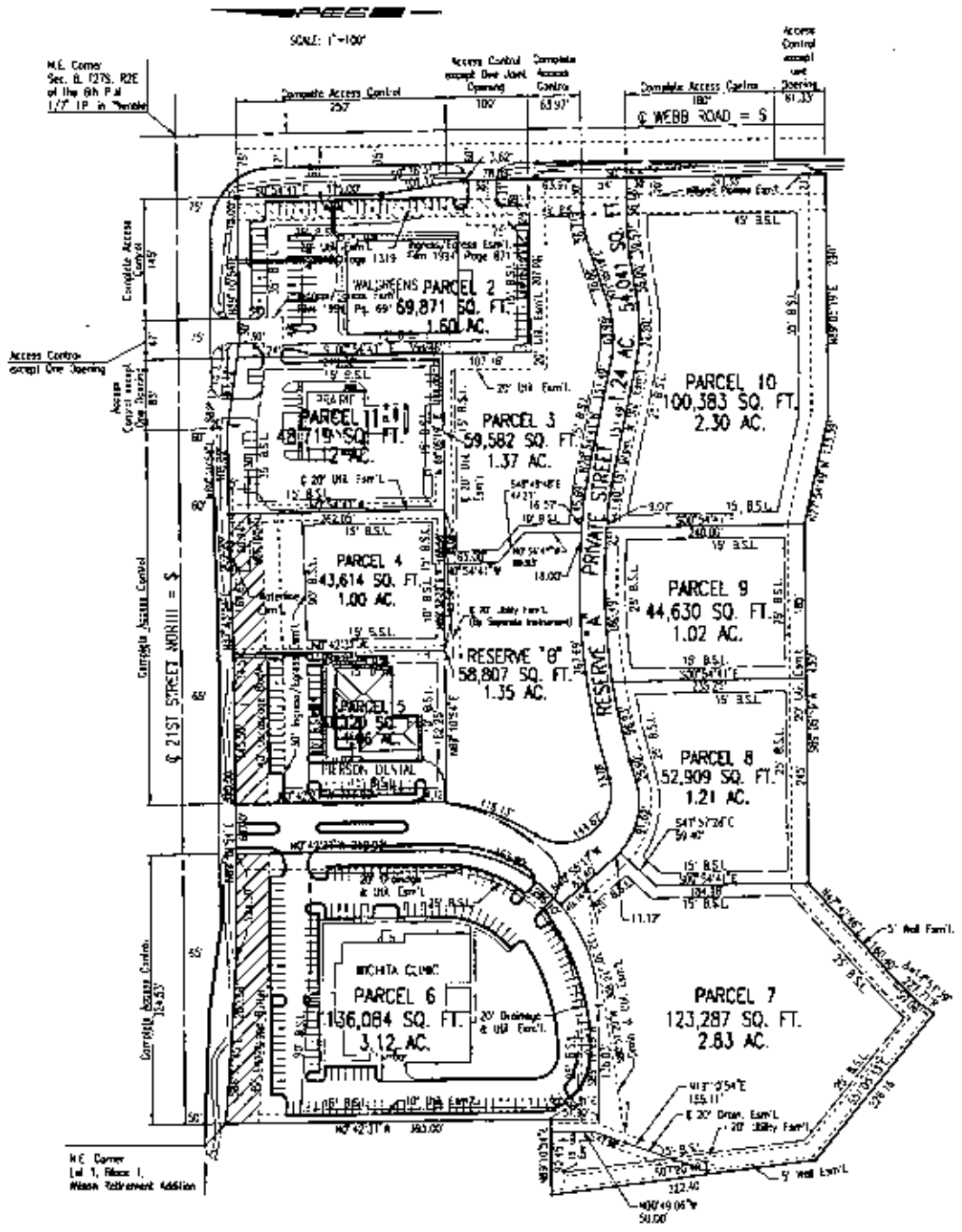
COMMUNITY UNIT PLAN DP-200

WILSON PROPERTY N.E. COMMERCIAL

Amended August 8, 2002

LAHAM HOLDING CO., L.L.C.
150 N. MARKET
WICHITA, KANSAS 67202



GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 19.22 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS TEN (10) PARCELS WITH LIMITED COMMERCIAL AND OFFICE USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR SPECIFIC IN PARCEL DESCRIPTIONS BELOW. 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 SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AND NECESSARY GUARANTEES FOR REQUIRED IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED UNDER THE SIGN 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 15 FEET.
   C. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
   D. ALL SIGNS ALONG WEBB ROAD AND 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 S.F.; MAXIMUM SIGNS: 1
      PARCEL 2: TOTAL SIGN AREA - 48 S.F.; MAXIMUM SIGNS: 2
      PARCEL 3: TOTAL SIGN AREA - 64 S.F.; MAXIMUM SIGNS: 1
      PARCEL 4: TOTAL SIGN AREA - 32 S.F.; MAXIMUM SIGNS: 1
      PARCEL 5: TOTAL SIGN AREA - 32 S.F.; MAXIMUM SIGNS: 1
      PARCEL 6: TOTAL SIGN AREA - 88 S.F.; MAXIMUM SIGNS: 2
      PARCEL 7: TOTAL SIGN AREA - 88 S.F.; MAXIMUM SIGNS: 2
      RESERVE "A": TOTAL SIGN AREA - 48 S.F.; MAXIMUM SIGNS: 2
      MINIMUM SPACING FOR THE MONUMENT SIGNS ON 21ST STREET NORTH SHALL BE 150 FEET. MINIMUM SPACING FOR THE MONUMENT SIGNS ON WEBB ROAD SHALL BE 75 FEET. ALL WALL SIGNS ARE TO BE INDIVIDUAL LETTERS, BLACK WHITE IN COLOR, OF CAST ALUMINUM, OR FABRICATED ALUMINUM REVERSE CHANNEL TYPE WITH OTHER INDIRECT (GROUND LIGHTED) OR HALO-LIGHTED ILLUMINATION AND LIMITED IN SIZE TO 32 SQUARE FEET PER TENANT. BUILDINGS HAVING A MINIMUM OF 15,000 SQUARE FEET EXCEEDING A 150 FEET SETBACK FROM EITHER WEBB ROAD OR 21ST STREET NORTH MAY BE ALLOWED 64 SQUARE FEET OF WALL SIGN PROVIDING ONLY ONE SIGN IS USED FOR THE ENTIRE BUILDING WITH A MAXIMUM OF 24" TALL LETTERS. THE MAXIMUM HEIGHT FOR THIS SIGN SHALL BE 30 FEET. THIS CRITERIA DOES NOT ELIMINATE THE USE OF "BUILDING IDENTIFICATION" TYPE SIGNAGE. NO BUILDING OR WALL SIGNS SHALL BE PERMITTED ON THE SOUTH-FACE OF ALL BUILDINGS ON PARCELS 7-10, EXCEPT FOR SMALL IDENTIFICATION SIGNS AS DESCRIBED IN SECTION 24.04.190.D OF THE SIGN CODE.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE DETERMINED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH 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. A. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT COMMAND OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
    B. ALL PARKING LOT LIGHTING SHALL SHARE CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, AND ETC.), AND SHALL BE A MAXIMUM OF 24 FEET IN HEIGHT.
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 WEBB ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. PARCEL NO. 7 SHALL HAVE ONE OPENING WITH COMPLETE ACCESS CONTROL ON THE NORTH 250 FEET. PARCEL 3 SHALL HAVE COMPLETE ACCESS CONTROL. PARCEL 10 SHALL HAVE ONE (1) OPENING WITH COMPLETE ACCESS CONTROL ON THE NORTH 180 FEET. THERE SHALL BE ONE (1) OPENING BETWEEN PARCEL 3 AND PARCEL 10 FOR A PRIVATE DRIVE.
    B. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO THREE (3) OPENINGS, ONE OPENING BETWEEN PARCEL NOS. 5 AND 6, ONE OPENING TO PARCEL 2 AND ONE OPENING TO PARCEL 2. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE EAST 145 FEET OF PARCEL NO. 2 AND THE WEST 100 FEET OF PARCEL NO. 1.
13. SCREENING:
    A. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE SOUTH PROPERTY LINE OF PARCELS 7, 8, 9, AND 10 AND THE WEST LINE OF PARCEL 7.
    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 SCREENING WALL ALONG THE SOUTHERN AND WESTERN PROPERTY LINE SHALL BE INSTALLED AT THE TIME OF COMMERCIAL/OFFICE DEVELOPMENT OCCURS.
    D. ALL DUMPSTERS SHALL BE SCREENED FROM GROUND LEVEL VIEW WITH MATERIALS OF SAME TYPE AS THE PREDOMINANT BUILDING MATERIALS.
14. LANDSCAPE BUFFERS:
    A. A 40 FOOT LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE OF PARCELS 4, 5, AND 6.
    B. LANDSCAPE BUFFERING WOULD BE PROVIDED AT A RATE OF 1.5 TIMES THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE WHERE ON "LC" ZONED PROPERTY, AND ALL WOULD BE EIGHT FOOT CONFIFEROUS, WITH FLEXIBILITY TO SPREAD A PORTION OF LANDSCAPING ON BOTH THE NORTH AND SOUTH SIDES OF THE SCREENING WALL BETWEEN CLUBHOUSE VILLAS AT WILSON ESTATES.
    C. LANDSCAPE BUFFER AND SCREENING SHALL BE IN ACCORDANCE WITH 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 ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.
    D. 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.
    E. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
15. A MULTIPLE OWNERSHIP IS ANTICIPATED. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, MEDIAN, 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.
16. ARCHITECTURAL CONTROL
    A. ALL BUILDINGS SHALL HAVE SIMILAR ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS CONSISTENT WITH BRACKLEY FARM/WILSON ESTATES OFFICE PARK AND LEGACY PARK. BUILDINGS SHALL BE CONSTRUCTED OF A COMBINATION OF FIRED BUILDING MATERIALS, SYNTHETIC PLASTER FINISH AND/OR STUCCO AND PRECAST PANELS (INDIVIDUAL CAST STONE APPLIANCES). ANOTHER 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 BRACKLEY FARM SHOPPING CENTER/WILSON ESTATES OFFICE PARK AND LEGACY PARK, AND THEREFORE THE ACCEPTABLE COLOR RANGE FOR THE EXTERIOR MATERIALS ARE THE SAME COLORS AS THOSE CENTERS. 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. THE PREDOMINANT ROOF MATERIAL SHALL BE RED TILE (EXCEPT PARCEL 1) 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 PLANNING DIRECTOR PRIOR TO THE ISSUANCE OF BUILDING PERMITS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, ETC. SHALL BE SCREENED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE PLANNING DIRECTOR. ANY ROOFTOP MECHANICAL UNITS WOULD BE SCREENED FROM VIEW AROUND THE WHOLE BUILDING.
17. PEDESTRIAN WALK SYSTEM:
    A. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS C.U.P. THIS WALK SYSTEM SHALL LINK THE PROPOSED DEVELOPMENT WITH THE SIDEWALKS ALONG WEBB ROAD AND 21ST STREET NORTH. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS.
18. DRIVE-IN AND DRIVE-THROUGH RESTAURANTS AND USES WITH OVERHEAD DOORS SHALL BE PROHIBITED.
19. BUILDINGS ON PARCELS 8-10 SHALL BE LIMITED TO ONE-STORY IN HEIGHT.
20. PARCEL DESCRIPTIONS.

PARCEL NUMBER 1:
PROPOSED USES: RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, PHARMACIES, SMALL ANIMAL CLINICS, AND ALL OTHER USES SIMILAR IN CHARACTER AND INTENSITY.
GROSS AREA - 1.12 ACRE (48,918 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.205
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NO. 8
SETBACKS - SEE PLAN

PARCEL NUMBER 2:
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 SHOPS, DAY CARE AND FITNESS CENTERS, AND ALL OTHER USES SIMILAR IN CHARACTER AND INTENSITY.
GROSS AREA - 1.60 ACRES (69,871 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 21,170 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 21,170 SQ. FT.
FLOOR AREA RATIO - 0.30
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 3:
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 SHOPS, DAY CARE AND FITNESS CENTERS, AND ALL OTHER USES SIMILAR IN CHARACTER AND INTENSITY.
GROSS AREA - 1.37 ACRE (59,582 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.167
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 4:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.00 ACRE (43,614 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.229
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
BUFFER - THERE SHALL BE A 40 FOOT LANDSCAPE BUFFER ALONG 21ST STREET. SEE GENERAL PROVISION NUMBER 14

PARCEL NUMBER 5:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.06 ACRE (46,170 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 5,800 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 5,800 SQ. FT.
FLOOR AREA RATIO - 0.126
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
BUFFER - THERE SHALL BE A 40 FOOT LANDSCAPE BUFFER ALONG 21ST STREET. SEE GENERAL PROVISION NUMBER 14

PARCEL NUMBER 6:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 3.12 ACRE (136,084 SQ. FT.)
MAXIMUM BUILDING COVERAGE 27,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 27,000 SQ. FT.
FLOOR AREA RATIO - 0.199
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
BUFFER - THERE SHALL BE A 40 FOOT LANDSCAPE BUFFER ALONG 21ST STREET. SEE GENERAL PROVISIONS NUMBER 14

PARCEL NUMBER 7:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 2.83 ACRE (123,287 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 20,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 20,000 SQ. FT.
FLOOR AREA RATIO - 0.167
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 8:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.21 ACRES (52,909 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 11,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 11,000 SQ. FT.
FLOOR AREA RATIO - 0.208
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 9:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.02 ACRES (44,630 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,600 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 9,600 SQ. FT.
FLOOR AREA RATIO - 0.215
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 10:
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 SHOPS, DAY CARE AND FITNESS CENTERS, AND ALL OTHER USES SIMILAR IN CHARACTER AND INTENSITY.
GROSS AREA - 2.30 ACRES (100,583 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 30,000 SQ. FT.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

RESERVE A:
PROPOSED USES: PRIVATE STREET, DRAINAGE AND UTILITIES AND SIGNAGE
GROSS AREA - 0.24 AC.

RESERVE B:
PROPOSED USES: DETENTION POND, DRAINAGE, OPEN SPACE, FOUNTAINS, LANDSCAPING, GAZEBOS, WALKS, UTILITIES CONFINED TO EASEMENTS, AND PEDESTRIAN AND STREET LIGHTING.
GROSS AREA - 1.32 AC.

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