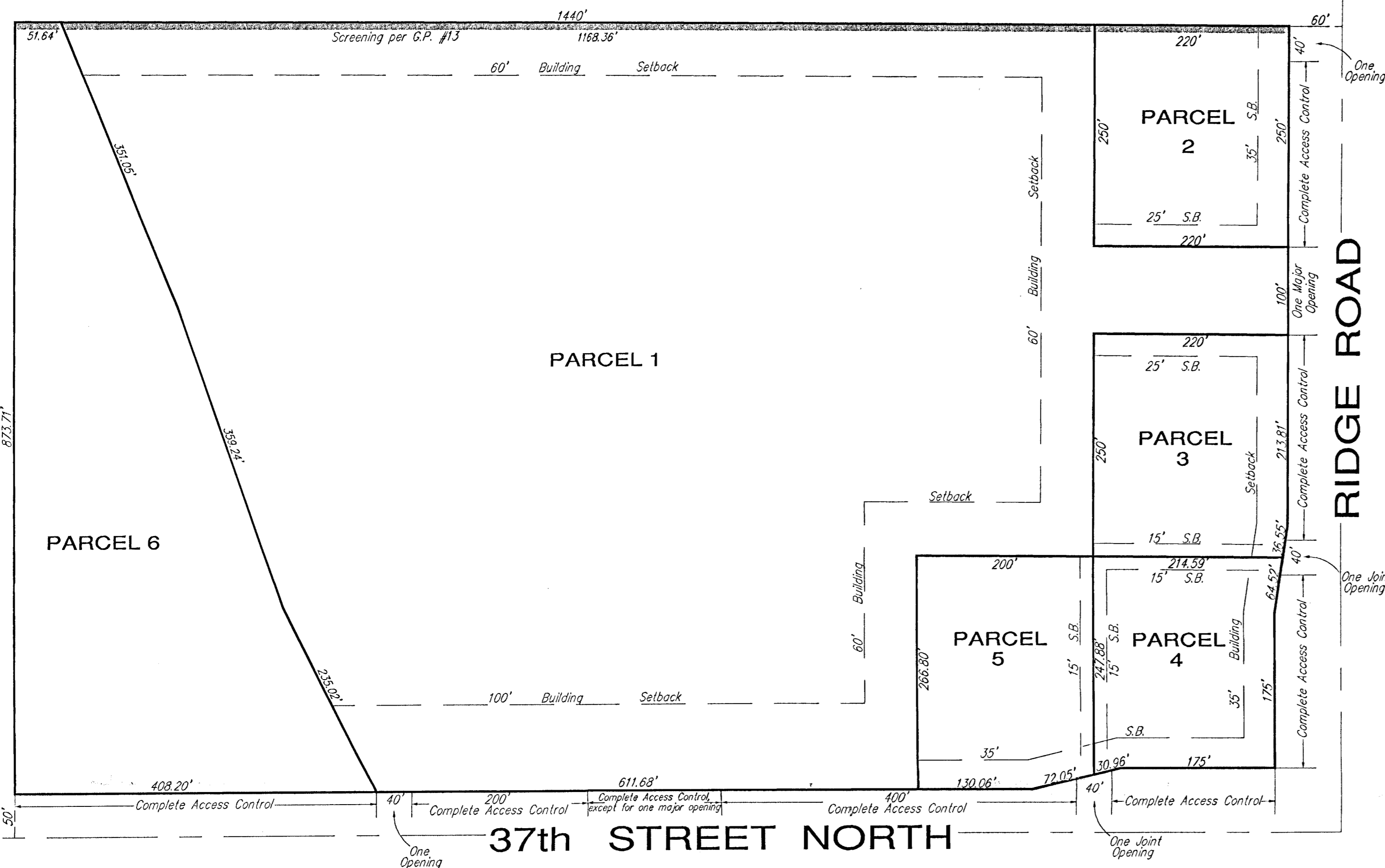


STARWEST COMMUNITY UNIT PLAN DP - 250



PARCEL 1

A. Net Area:	833,900 sq.ft. or 19.14 acres
B. Maximum Building Coverage:	250,170 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	291,865 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 2

A. Net Area:	55,003 sq.ft. or 1.26 acres
B. Maximum Building Coverage:	16,501 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	19,251 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 3

A. Net Area:	54,900 sq.ft. or 1.26 acres
B. Maximum Building Coverage:	16,470 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	19,215 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 4

A. Net Area:	49,551 sq.ft. or 1.14 acres
B. Maximum Building Coverage:	14,865 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	17,343 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 5

A. Net Area:	52,605 sq.ft. or 1.21 acres
B. Maximum Building Coverage:	15,781 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	18,412 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 6

A. Net Area:	195,677 sq.ft. or 4.49 acres
--------------	------------------------------

LEGAL DESCRIPTION:

Beginning at the SE corner of the SE 1/4 of Sec. 28, Twp. 26-S, R-1-W, of the 6th P.M., Sedgwick County, Kansas; FIRST COURSE, thence north along the east line of said SE 1/4, 913.53 feet to a point 403.43 feet south of the NE corner of the S 1/2 of said SE 1/4; SECOND COURSE, thence west 119.52 feet to a point 395.08 feet south of the north line of the S 1/2 of said SE 1/4, as measured parallel with the east line of said SE 1/4; THIRD COURSE, thence continuing west along the previously described SECOND COURSE, as extended west, 340.48 feet to a point 1500.00 feet west of the east line of said SE 1/4 as measured along the previously described SECOND and THIRD COURSES; FOURTH COURSE, thence south parallel with the east line of said SE 1/4, 923.71 feet, more or less, to a point on the south line of said SE 1/4; FIFTH COURSE, thence east along the south line of said SE 1/4, 1499.97 feet, more or less, to the point of beginning, subject to road rights-of-way of record.

GENERAL PROVISIONS:

- Total Land Area: 1,241,636 sq.ft. or 28.50± acres
Net Land Area: 1,045,959 sq.ft. or 24.01± acres
- Total Gross Floor Area: 366,086 sq.ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Guarantees for street improvements for Ridge Road and 37th St. North shall be determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - Each parcel is permitted one sign per arterial frontage with the following area restrictions:
Parcel 1: 200 sq. ft. along Ridge Rd. (single tenant), 200 sq. ft. along 37th Street (single tenant), 300 sq. ft. along Ridge Rd. (multi-tenant), 300 sq. ft. along 37th Street (multi-tenant).
Parcel 2: 170 sq. ft. of signage.
Parcel 3: 170 sq. ft. of signage.
Parcel 4: 200 sq. ft. of signage.
Parcel 5: 160 sq. ft. of signage.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 2-5 and 30 feet for Parcel 1.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 24 feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Screening Walls:
 - A six (6) foot high concrete/masonry wall shall be constructed along property lines of the C.U.P. where adjacent to residential zoning (See Drawing).
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas.
- 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. 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.
- All parcels shall be zoned Limited Commercial. Parcel 6 shall be limited to use as a reserve for drainage and open space. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- Cross-lot circulation agreements shall be required at the time of building permits. Cross-lot circulation agreements shall of platting to assure internal vehicular movement between parcels within the C.U.P.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Ridge Road and 37th Street North with the proposed buildings within the subject property as determined necessary by the Director of Planning.
- No development shall occur until such such time as municipal water and sewer service are provided to the site.
- The following transportation improvements shall be provided:
 - A continuous right-turn decel and left-turn storage lane shall be provided from the intersection to the major entrance on 37th Street North and the major entrance on Ridge Road.
 - The joint openings between Parcels 3 and 4 and Parcels 4 and 5 shall be limited to right-in/right-out only, or a guarantee shall be provided for the future construction of a raised medial if the Traffic Engineer deems it necessary.
 - The major opening on 37th Street shall be separated by at least 400 feet from the joint opening between Parcel 4 and 5.
 - Cross-circulation access shall be provided in at least two locations, generally located on the rear of Parcel 2 and near the west edge of Parcel 1. These locations shall be reviewed by the MAPD to ensure "smooth vehicular circulation" to 37th Street; and with the access being available of use by all future development located north of DP-250.
 - A guarantee shall be provided for paving along the frontage of 37th Street.
 - The applicant shall guarantee 12.5 percent of the cost of signalization of the intersection of 37th Street and Ridge Road.

BENCHMARK:

CITY DISC - SW COR. RIDGE RD. & 29TH ST. NO., 80.8' S. & 63.7' W. OF C BOTH, ELEV. = 139.15 CITY DATUM (1326.55 M.S.L.)

SCALE: 1" = 100'

DP- 250

**STARWEST
COMMUNITY UNIT PLAN**