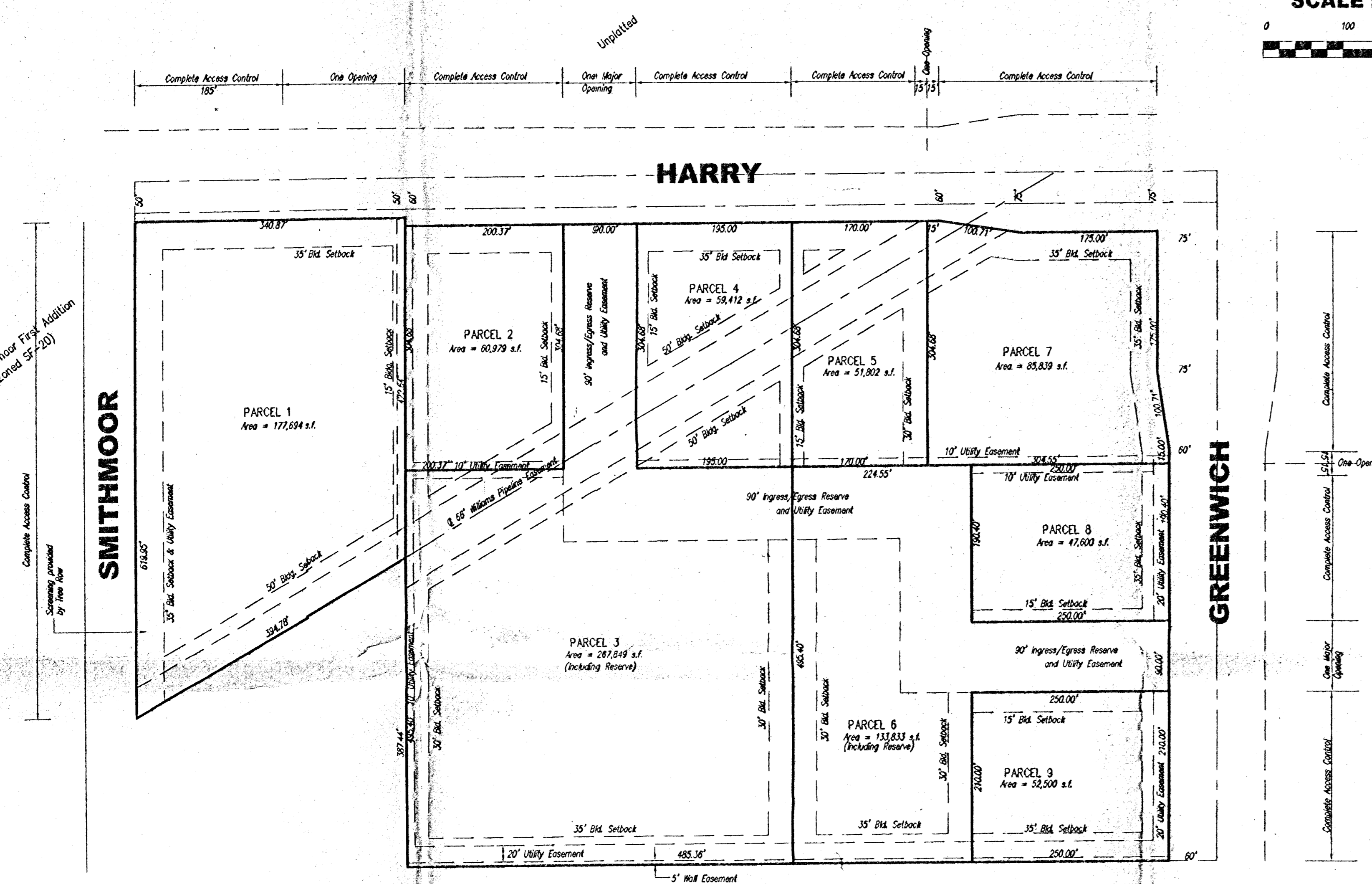


GENERAL PROVISIONS:

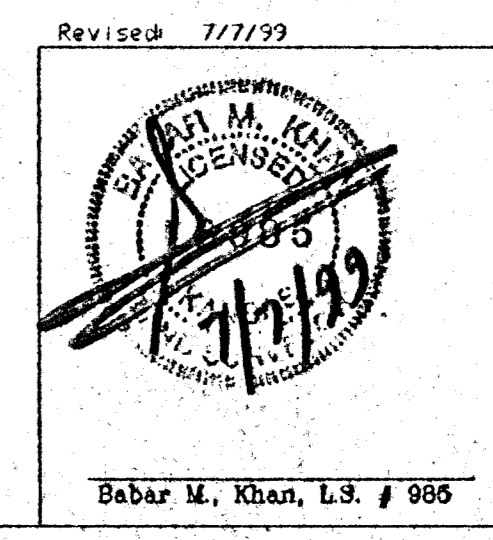
1. The development contains 23.8 acres net area.
2. The proposed development contains One parcel of General Office use and eight parcels of commercial use. See parcel description for specific uses in each parcel.
3. All utilities shall be installed underground.
4. Street Right-of-way and pavement width to be determined at the time of plotting.
5. A drainage plan to be provided at the time of plotting.
6. Parking shall be provided in accordance with the standards of the unified zoning code.
7. The transfer of 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.
8. Fire lanes shall be in accordance with City of Wichita Fire code. No parking shall be allowed in said fire lanes although they may be used for passenger loading and unloading. During the building permit review, the Fire Chief or his designated representative shall approve the site plan regarding the design of the fire lanes prior to the issuance of a building permit.
9. All lighting shall be shielded to reflect the light downward and away from residential areas. There shall be no rear building lights within 50 feet of the west and south lines of parcel 1 and 3, and South line of Parcel 6 and 9.
10. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
11. Masonry Wall - A solid or semi-solid wall constructed of brick, stone, masonry, architectural tile or other similar material (not including wood or woven wire), at least six feet but no more than eight feet high shall be constructed along the south line of parcel 3, 6 and 9 and west line of Parcel 3. No wall shall be constructed in a utility easement. Construction of wall shall take place for parcel 3, 6 and 9 when building permits are issued for each parcel. Opening in the wall to permit pedestrian access from the south shall be permitted if approved by the Director of Planning.
12. Guarantees for street improvements on Harry and Greenwich shall be determined at the time of plotting.
13. All roof top equipment shall be screened from ground level view from adjacent residential areas.
14. Architectural Control - All building exteriors shall share a consistent design, color and texture. Exterior utility boxes, mechanical equipment etc. shall be screened and/or painted according to the acceptable color range. All lighting within each parcel shall share consistent design (fixtures, poles, lamps etc.). Variations must be approved by the director of planning.
15. Signs - No signs with rotating or flashing lights shall be permitted. No portable or off-site signs shall be permitted. One free standing monument type sign shall be permitted on Harry for each Parcel 1, 2, 4, 5, and 7. One free standing monument type sign shall be permitted on Greenwich for each Parcel 6, 7, 8, and 9. Minimum spacing between signs shall be 150 feet.
16. If multiple ownership is anticipated, an Owner's Association agreement providing for the maintenance of reserves, open spaces, internal drives, parking areas, drainage improvements etc. shall be filed with the plat of the area.
17. Landscape Buffers and Screening - All landscaping and screening shall be in accordance with the City Landscape Ordinance. 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 issuance of and building permit(s). The landscape plan shall also state how water is to be provided to the plant material. 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 permit, if the required landscaping has not been installed.
18. Access Control: As shown on sketch.
19. A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link the proposed building with the entrances and sidewalks along Harry and Greenwich Streets and shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.
20. No building permits shall be issued until municipal water and sewer service is available to site.

PARCEL DESCRIPTION:

- PARCELS NO. 1:**
 Uses: All uses allowed in GO Zoning.
 Gross Area = As Shown.
 Parking: Per Code
 Setbacks: Per Code
 Floor Area Ratio: 0.3
- PARCEL NO. 2, 3, 4, 5, 6, 7, 8, and 9:**
 Uses: All uses allowed in LC Zoning except for Adult Entertainment, Tattoo Parlors, Taverns, Drinking Establishment and Night Clubs.
 Gross Area = As Shown
 Parking: Per Code
 Setbacks: Per Code.
 Floor Area Ratio: 0.3



**COMMUNITY UNIT PLAN DP-# 243
 SMITHMOOR COMMERCIAL DEVELOPMENT
 SEC. 33-27S-2E
 WICHITA, SEDGWICK COUNTY,
 KANSAS
 JUNE, 1999**



ME MUNICIPAL ENGINEERS, P.A.
 254-LAURA, SUITE 201
 WICHITA, KANSAS 67211
 316-262-3842

DESIGNED BY	DATE	PROJECT NO.
CHECKED BY	DATE	PROJECT NO.
DRAWN BY	DATE	PROJECT NO.
CHECKED BY	DATE	PROJECT NO.
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