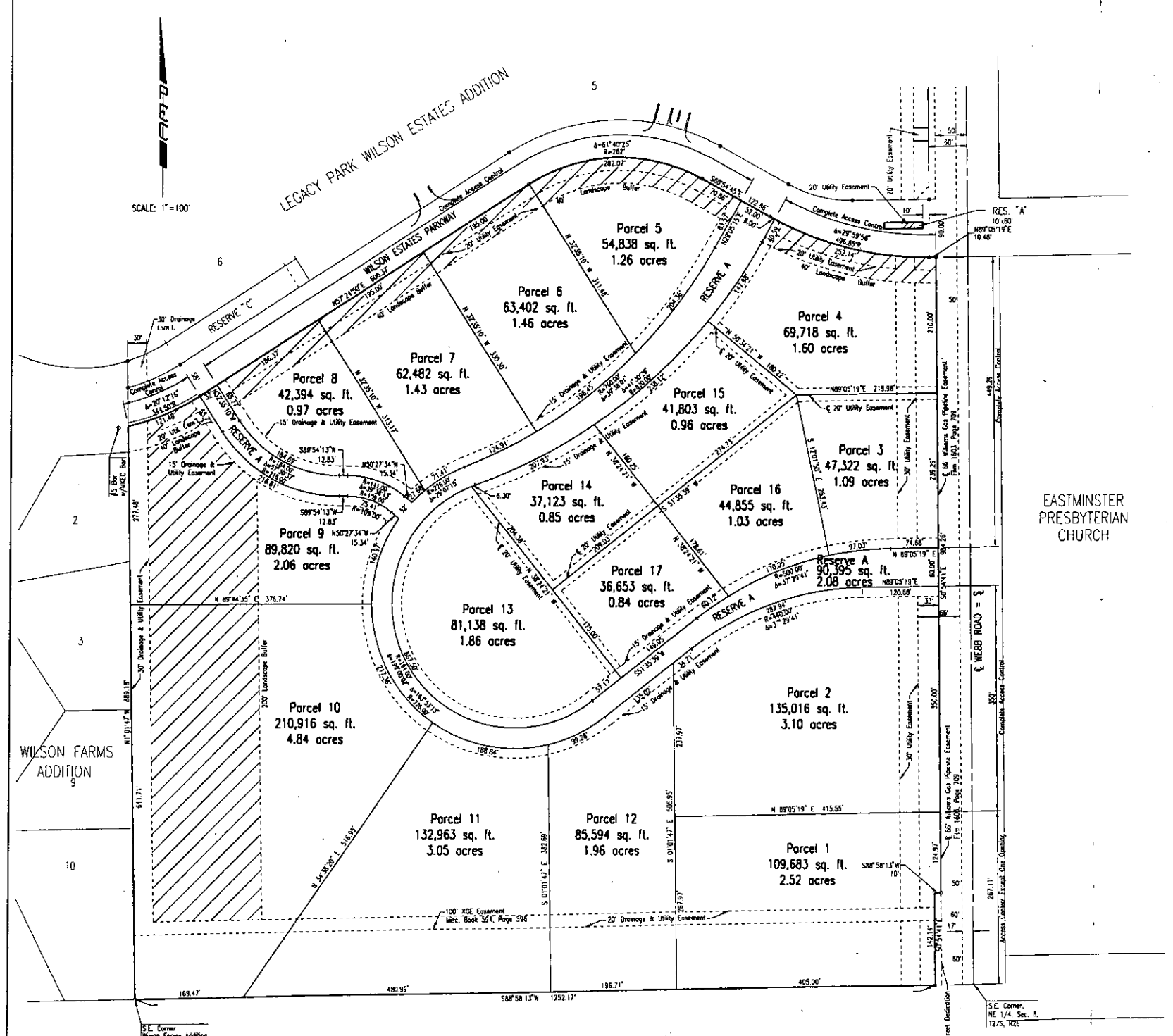
COMMUNITY UNIT PLAN DP-260

WILSON ESTATES MEDICAL PARK

AUGUST 29, 2002



GENERAL PROVISIONS:

1. THIS DEVELOPMENT CONTAINS 33.0 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS SEVENTEEN (17) PARCELS WITH GENERAL OFFICE AND MEDICAL USES. THE MAXIMUM SQUARE FEET OF BUILDING AREA SHALL NOT EXCEED 220,000 SQUARE FEET. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS PER CODE. 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 MONUMENT SIGNS SHALL BE 12'-6".
   C. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
   D. ALL SIGNS ALONG WEBB ROAD AND WILSON ESTATES PARKWAY SHALL BE MONUMENT TYPE SIGNS.
   E. MINIMUM SPACING FOR ALL MONUMENT SIGNS SHALL BE 150 FEET.
   F. WEBB ROAD FRONTAGE SHALL BE LIMITED TO SIX (6) MONUMENT SIGNS. THE SIX (6) MONUMENT SIGNS WILL HAVE A MAXIMUM SIGN AREA OF 44 SQUARE FEET EACH.
   G. WILSON ESTATES PARKWAY FRONTAGE SHALL BE LIMITED TO TWO (2) MONUMENT SIGNS LOCATED AT THE ENTRY DRIVES, WITH A MAXIMUM OF 44 SQUARE FEET EACH.
   H. BUILDING SIGNS- ALL WALL SIGNS ARE TO BE INDIVIDUAL LETTERS, BLACK MATTE IN COLOR, IN CAST ALUMINUM, OR FABRICATED ALUMINUM REVERSE CHANNEL TYPE WITH EITHER INDIRECT (GROUND LIGHTED) OR HALO-LIGHTED ILLUMINATION AND LIMITED IN SIZE TO 32 SQUARE FEET PER TENANT. BUILDINGS HAVING A MAXIMUM OF 15,000 SQUARE FEET AND EXCEEDING A 150 FEET SETBACK FROM EITHER WEBB ROAD OR WILSON ESTATES PARKWAY, 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 35 FEET. THIS CRITERIA DOES NOT ELIMINATE THE USE OF "BUILDING IDENTIFICATION" TYPE SIGNAGE. NO HALO-LIGHTED LETTERS WILL BE ALLOWED FACING WILSON ESTATES PARKWAY ON BUILDINGS WITHIN 150 FEET OF THE PARKWAY. SECONDARY TENANTS FOR BUILDINGS UNDER THIS CRITERIA SHALL BE LIMITED TO 16 SQUARE FEET OF BUILDING SIGNAGE PER TENANT.
7. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA.
8. 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.
9. A. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
   B. ALL PARKING LOT LIGHTING SHALL SHARE CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, AND ETC.) AND NOT EXCEED 24 FEET IN HEIGHT.
10. 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.
11. ACCESS CONTROL:
    A. ACCESS TO WEBB ROAD SHALL BE LIMITED TO TWO (2) OPENINGS. THERE SHALL BE ONE OPENING BETWEEN PARCEL 2 AND 3 AND ONE OPENING ON PARCEL 1. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE NORTH 449.29 FEET.
    B. ACCESS TO WILSON ESTATES PARKWAY SHALL BE LIMITED TO TWO (2) OPENINGS. ONE OPENING SHALL BE BETWEEN PARCELS 4 AND 5 AND ONE OPENING BETWEEN PARCELS 8 and 9.
12. SCREENING:
    A. ALL TRASH DUMPSTERS, LOADING DOCKS, SERVICE AREAS AND MECHANICAL AREAS SHALL BE SCREENED. SUCH SCREENING SHALL BE APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS.
13. LANDSCAPE BUFFERS:
    A. A 200 FOOT LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE WEST PROPERTY LINE OF PARCELS 9 AND 10.
    B. A 40 FOOT LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINES OF PARCELS 4 THRU 9. THIS AREA SHALL INCLUDE BERMS 6-7 FEET IN HEIGHT AND LANDSCAPING WITH THE EQUIVALENT OF ONE SHADE TREE EVERY 25 FEET.
    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 MATERIAL.
    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 MATERIAL 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.
14. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL 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.
15. ARCHITECTURAL CONTROL:
    ALL BUILDINGS SHALL HAVE SIMILAR ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS CONSISTENT WITH BRADLEY FAIR/WILSON ESTATES OFFICE PARK, AND LEGACY PARK CENTERS, WITH THE POSSIBLE ADDITION OF BRICK AS AN ADDITIONAL ACCENT MATERIAL. BUILDINGS SHALL BE CONSTRUCTED OF A COMBINATION OF TWO BUILDING MATERIALS. SYNTHETIC PLASTER FINISH AND/OR STUCCO AND PRECAST PANELS (INDIVIDUAL CAST STONE APPEARANCE). NEITHER 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 BRADLEY FAIR SHOPPING CENTER/WILSON ESTATES OFFICE PARK, AND LEGACY PARK, AND THEREFORE THE ACCEPTABLE COLOR RANGE FOR THE EXTERIOR MATERIALS ARE THE SAME COLOR RANGE FOR THE EXTERIOR MATERIALS 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 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.
16. 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 WILSON ESTATES PARKWAY. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS.
    B. THE DEVELOPMENT SHALL BE RESPONSIBLE TO INSTALL PEDESTRIAN CROSSWALKS WITH RED PAVERS AND APPROPRIATE SIGNAGE AT BOTH DRIVEWAYS OF CLUBHOUSE VILLAS IN ORDER TO CONNECT WITH THE ARTERIAL SIDEWALK ON THE SOUTH SIDE OF WILSON ESTATES PARKWAY.
17. TRAFFIC SIGNALIZATION AT WILSON ESTATES PARKWAY AND WEBB ROAD SHALL BE PROVIDED BY THE DEVELOPER.
18. ALL BUILDINGS ON PARCELS 4 THRU 8 SHALL BE LIMITED TO ONE STORY IN HEIGHT.
19. FINAL LOCATION OF ACCESS OPENINGS ON WEBB ROAD AND DETERMINATION OF TRANSPORTATION IMPROVEMENTS EXCEPT FOR SIGNALIZATION AT WILSON ESTATES PARKWAY AND WEBB ROAD SHALL BE DETERMINED AT THE TIME OF PLATTING.
20. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 2.52 ACRES (109,683 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 22,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 22,000 SQ. FT.
FLOOR AREA RATION - 0.200
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 2:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 3.10 ACRES (135,016 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 30,000 SQ. FT.
FLOOR AREA RATION - 0.222
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 3:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.09 ACRE (47,322 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 7,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 7,000 SQ. FT.
FLOOR AREA RATION - 0.148
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 4:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.60 ACRES (69,718 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATION - 0.143
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 5:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.26 ACRE (54,838 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 8,000 SQ. FT.
FLOOR AREA RATION - 0.146
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 6:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.46 ACRE (63,402 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.158
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 7:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.43 ACRE (62,482 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.160
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 8:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 0.97 ACRE (42,394 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 5,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 5,000 SQ. FT.
FLOOR AREA RATIO - 0.118
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 9:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 2.06 ACRES (89,820 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 8,000 SQ. FT.
FLOOR AREA RATION - 0.089
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 10:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 4.84 ACRES (210,916 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 22,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 22,000 SQ. FT.
FLOOR AREA RATION - 0.104
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 11:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 3.05 ACRES (132,963 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 20,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 20,000 SQ. FT.
FLOOR AREA RATION - 0.150
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 12:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.96 ACRES (85,594 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 20,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 20,000 SQ. FT.
FLOOR AREA RATION - 0.234
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 13:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.86 ACRES (81,138 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 20,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 20,000 SQ. FT.
FLOOR AREA RATION - 0.246
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 14:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 0.85 ACRES (37,123 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 6,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 6,000 SQ. FT.
FLOOR AREA RATION - 0.162
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 15:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 0.96 ACRES (41,803 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 8,000 SQ. FT.
FLOOR AREA RATION - 0.191
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 16:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 1.03 ACRES (44,855 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 8,000 SQ. FT.
FLOOR AREA RATION - 0.178
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

PARCEL NUMBER 17:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA - 0.84 ACRES (36,653 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 6,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 6,000 SQ. FT.
FLOOR AREA RATION - 0.164
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CITY CODE
SETBACKS - SEE PLAN

RESERVE A:
PROPOSED USES: PRIVATE STREET, DRAINAGE, UTILITIES AND SIGNAGE.
GROSS AREA - 2.08 AC.

LAHAM HOLDING CO., L.L.C.
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