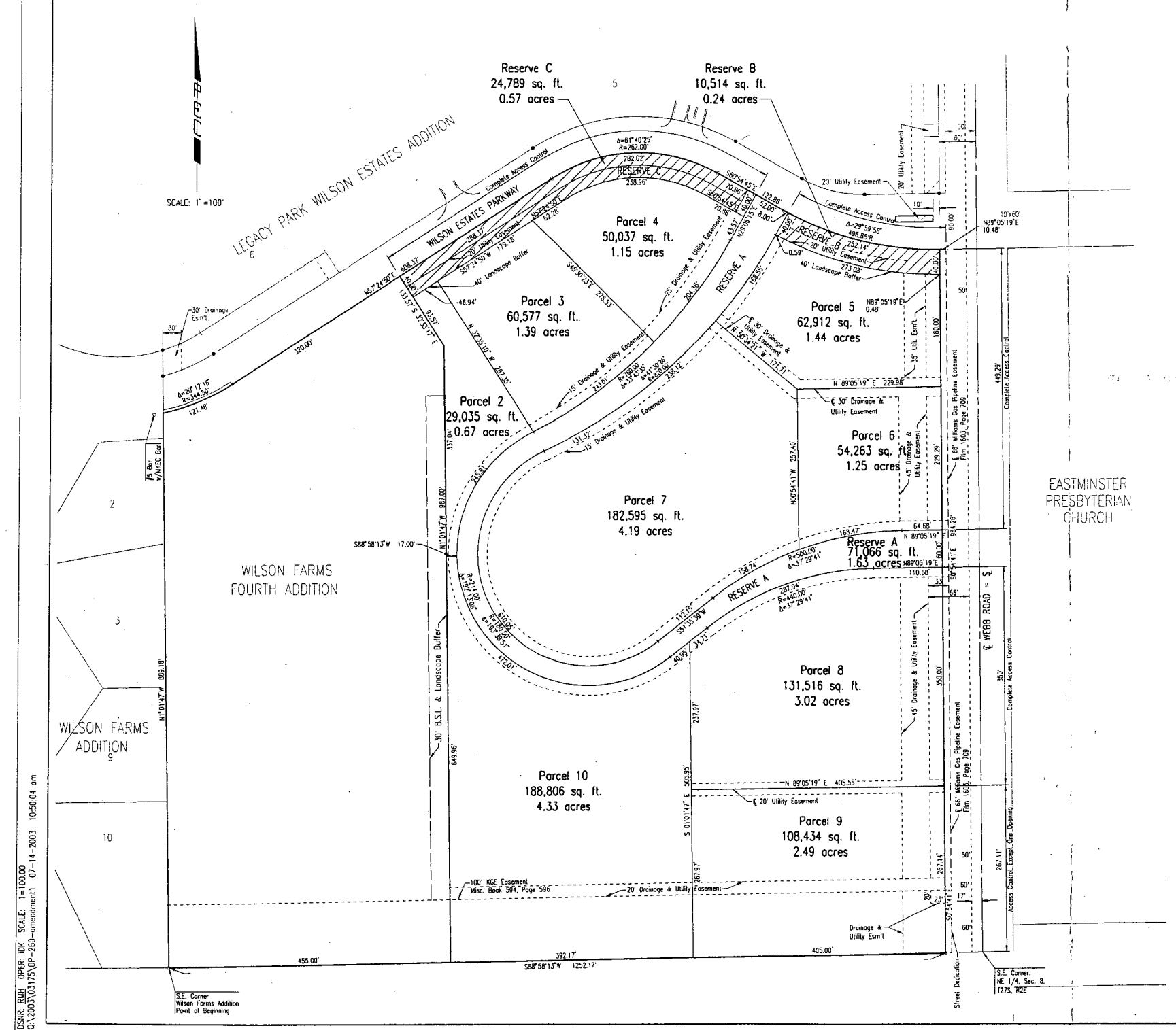
# COMMUNITY UNIT PLAN DP-260

# WILSON ESTATES MEDICAL PARK

MARCH 14, 2002
ADJUSTED OCTOBER 28, 2002
ADJUSTED NOVEMBER 22, 2002
ADJUSTED JANUARY 7, 2003
ADJUSTED FEBRUARY 13, 2003
AMENDMENT #1 : JUNE 19, 2003

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




GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 22.45 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS NINE (9) PARCELS WITH GENERAL OFFICE AND MEDICAL USES AS DEFINED IN THE WICHITA/SEDGWICK COUNTY UNIFIED ZONING CODE AS AMENDED AND EFFECTIVE MAY 18, 2001. NO OTHER USES ALLOWED IN THE O.G. DISTRICT SHALL BE PERMITTED. THE MAXIMUM SQUARE FEET OF BUILDING AREA SHALL NOT EXCEED 217,000 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 ONE (1) MONUMENT SIGN LOCATED AT THE ENTRY DRIVE, WITH A MAXIMUM SIZE OF 44 SQUARE FEET. THIS SIGN SHALL BE DESIGNED FOR PROJECT IDENTIFICATION ONLY AND SHALL BE COMPARABLE IN DESIGN AND MATERIALS TO THE EXISTING CLUBHOUSE VILLA CONDOMINIUM SIGN AND OR THE WILSON ESTATES RESIDENTIAL PROJECT SIGN
   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 MINIMUM 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, EXCEPT FOR PARCEL 8 ONLY. A TOTAL OF TWO BUILDING SIGNS ON THE NORTH AND EAST ELEVATION, IRRESPECTIVE OF THE NUMBER OF BUILDINGS ON THE PARCEL, WITH SAID BUILDING SIGNS BEING NO MORE THAN 32 SQUARE FEET IN SIZE EACH AND BEING A TOTAL OF 64 SQUARE FEET AND OTHERWISE MEETING THE CRITERIA IN THIS GENERAL PROVISION AS TO DESIGN AND MATERIALS SHALL BE ALLOWED. 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.
   I. NO ILLUMINATED BUILDING SIGNS SHALL BE ON THE NORTH SIDE OF BUILDINGS LOCATED IN PARCELS 2 THRU 5.
   J. ITEMS 6–G AND 6–I SHALL BE IN ADDITION TO ANY AND ALL SIGN REGULATIONS ADOPTED BY THE CITY OF WICHITA, AS MODIFIED BY THE C.U.P.
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 6 AND 8 AND ONE OPENING ON PARCEL 9. THE OPENING TO PARCEL 9 SHALL BE LOCATED ACROSS FROM THE EXISTING ENTRANCE ON THE EAST SIDE OF WEBB RD. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE NORTH 449.29 FEET.
    B. ACCESS TO WILSON ESTATES PARKWAY SHALL BE LIMITED TO ONE (1) OPENING BETWEEN PARCELS 4 AND 5. THIS ENTRANCE SHALL BE DESIGNED TO PERMIT ONLY RIGHT TURNS INTO AND OUT OF THE SITE.
    C. IMPROVEMENTS TO WILSON ESTATES PARKWAY AT THE WEBB ROAD ENTRANCE SHALL CONSIST OF ONE ADDITIONAL INGRESS AND EGRESS LANE. ANY ADDITIONAL RIGHT OF WAY NEEDED SHALL BE TAKEN FROM THE SOUTH SIDE OF WILSON ESTATES PARKWAY. SAID IMPROVEMENTS ARE TO TAKE PLACE AT THE TIME DEVELOPMENT OCCURS ON THE C.U.P.
12. SCREENING:
    A. ALL APPURTENANCES TO ALL IMPROVEMENTS UPON THE PROPERTY, INCLUDING BUT NOT LIMITED TO TRASH DUMPSTERS, LOADING DOCKS, SERVICE AREAS AND MECHANICAL AREAS SHALL BE SCREENED BY WALLS CONSTRUCTED OF MATERIALS SIMILAR TO THE EXTERIOR OF THE MAIN BUILDING IN BOTH APPEARANCE AND QUALITY.
    B. ALL ROOFTOP–MECHANICAL UNITS SHALL BE SCREENED FROM STREET LEVEL VIEW WITH MATERIALS THAT ARE COMPATIBLE IN APPEARANCE WITH THE BUILDING UPON WHICH THEY ARE LOCATED.
13. LANDSCAPE BUFFERS:
    A. A FIFTEEN FOOT LANDSCAPE BUFFER (IN ACCORDANCE WITH THE WICHITA/SEDGEWICK COUNTY UNIFIED ZONING CODE) SHALL BE REQUIRED ALONG THE WEST LINE OF PARCELS 2 AND 10. THE BUFFER REQUIREMENT MAY BE WAIVED IF THE RESIDENTIAL PROPERTY TO THE WEST IS DEVELOPED WITH A RESERVE OR LANDSCAPE BUFFER.
    B. A 40 FOOT LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINES OF PARCELS 2, 3, 4 AND 5. THIS AREA SHALL INCLUDE BERMS 6 FEET IN HEIGHT AND LANDSCAPING WITH THE EQUIVALENT OF 1.5 TIMES THE REQUIREMENTS SPECIFIED IN THE CITY OF WICHITA LANDSCAPE ORDINANCE. AT LEAST ONE–HALF THE DECIDUOUS TREES PLANTED SHALL HAVE A MINIMUM TRUNK DIAMETER OF 3 INCHES AND ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING.
    C. LANDSCAPING ON THE PERIMETER OF THE C.U.P SHALL BE AT 1.5 TIMES THE NUMBER REQUIRED BY THE CITY OF WICHITA LANDSCAPE ORDINANCE. ALL PLANT SIZES ARE TO CONFORM TO THAT REQUIRED BY THE LANDSCAPE ORDINANCE. 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.
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 A PEDESTRIAN CROSSWALK WITH RED PAVERS AND APPROPRIATE SIGNAGE AT THE EASTERNMOST DRIVEWAY TO 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 2 THRU 5 SHALL BE LIMITED TO ONE STORY IN HEIGHT. PARCELS 6, 7, 8, 9 AND 10 SHALL HAVE A MAXIMUM AVERAGE BUILDING HEIGHT OF 38 FEET FOR TILED ROOF AREAS AND 35 FEET FOR ALL OTHER ROOF AREAS.
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: DELETED

PARCEL NUMBER 2:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 0.67 ACRES (29,035 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 5,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 5,000 SQ. FT.
FLOOR AREA RATIO – 0.172
MAXIMUM BUILDING HEIGHT – SEE G.P #18
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 3:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 1.39 ACRE (60,577 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 20,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 20,000 SQ. FT.
FLOOR AREA RATIO – 0.330
MAXIMUM BUILDING HEIGHT – SEE G.P #18
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 4:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 1.15 ACRES (50,037 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 12,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 12,000 SQ. FT.
FLOOR AREA RATIO – 0.240
MAXIMUM BUILDING HEIGHT – SEE G.P #18
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 5:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 1.44 ACRE (62,912 SQ. FT.)
MAXIMUM BUILDING COVERAGE –20,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA –20,000 SQ. FT.
FLOOR AREA RATIO – 0.318
MAXIMUM BUILDING HEIGHT – SEE G.P #18
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 6:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 1.25 ACRE (54,263 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 8,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 8,000 SQ. FT.
FLOOR AREA RATIO – 0.147
MAXIMUM BUILDING HEIGHT – SEE GP #18
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 7:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 4.19 ACRE (182,595 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 50,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 50,000 SQ. FT.
FLOOR AREA RATIO – 0.274
MAXIMUM BUILDING HEIGHT – SEE GP #18
MAXIMUM NUMBER OF BUILDINGS – 3
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 8:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 3.02 ACRE (131,516 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 30,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 30,000 SQ. FT.
FLOOR AREA RATIO – 0.228
MAXIMUM BUILDING HEIGHT – SEE GP #18
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 9:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 2.49 ACRES (108,434 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 22,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 22,000 SQ. FT.
FLOOR AREA RATIO – 0.203
MAXIMUM BUILDING HEIGHT – SEE GP #18
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 10:
PROPOSED USES: GENERAL OFFICE AND MEDICAL SERVICES
GROSS AREA – 4.33 ACRES (188,806 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 50,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 50,000 SQ. FT.
FLOOR AREA RATIO – 0.265
MAXIMUM BUILDING HEIGHT – SEE GP #18
MAXIMUM NUMBER OF BUILDINGS – 2
PARKING – PER CITY CODE
SETBACKS – SEE PLAN

PARCEL NUMBER 11: DELETED

PARCEL NUMBER 12: DELETED

PARCEL NUMBER 13: DELETED

PARCEL NUMBER 14: DELETED

PARCEL NUMBER 15: DELETED

PARCEL NUMBER 16: DELETED

PARCEL NUMBER 17: DELETED

RESERVE A:
PROPOSED USES: PRIVATE STREET, DRAINAGE, UTILITIES AND SIGNAGE
GROSS AREA – 1.63 AC.(71,066 SQ.FT.)

RESERVE B:
PROPOSED USES: LANDSCAPE BUFFER, UTILITIES, DRAINAGE, SIGNAGE AND SIDEWALK.
GROSS AREA – 0.24 AC.(10,514 SQ.FT.)

RESERVE C:
PROPOSED USES: LANDSCAPE BUFFER, UTILITIES, DRAINAGE SIGNAGE AND SIDEWALK.
GROSS AREA – 0.57 AC.(24,790 SQ.FT.)

RESERVE D: DELETED