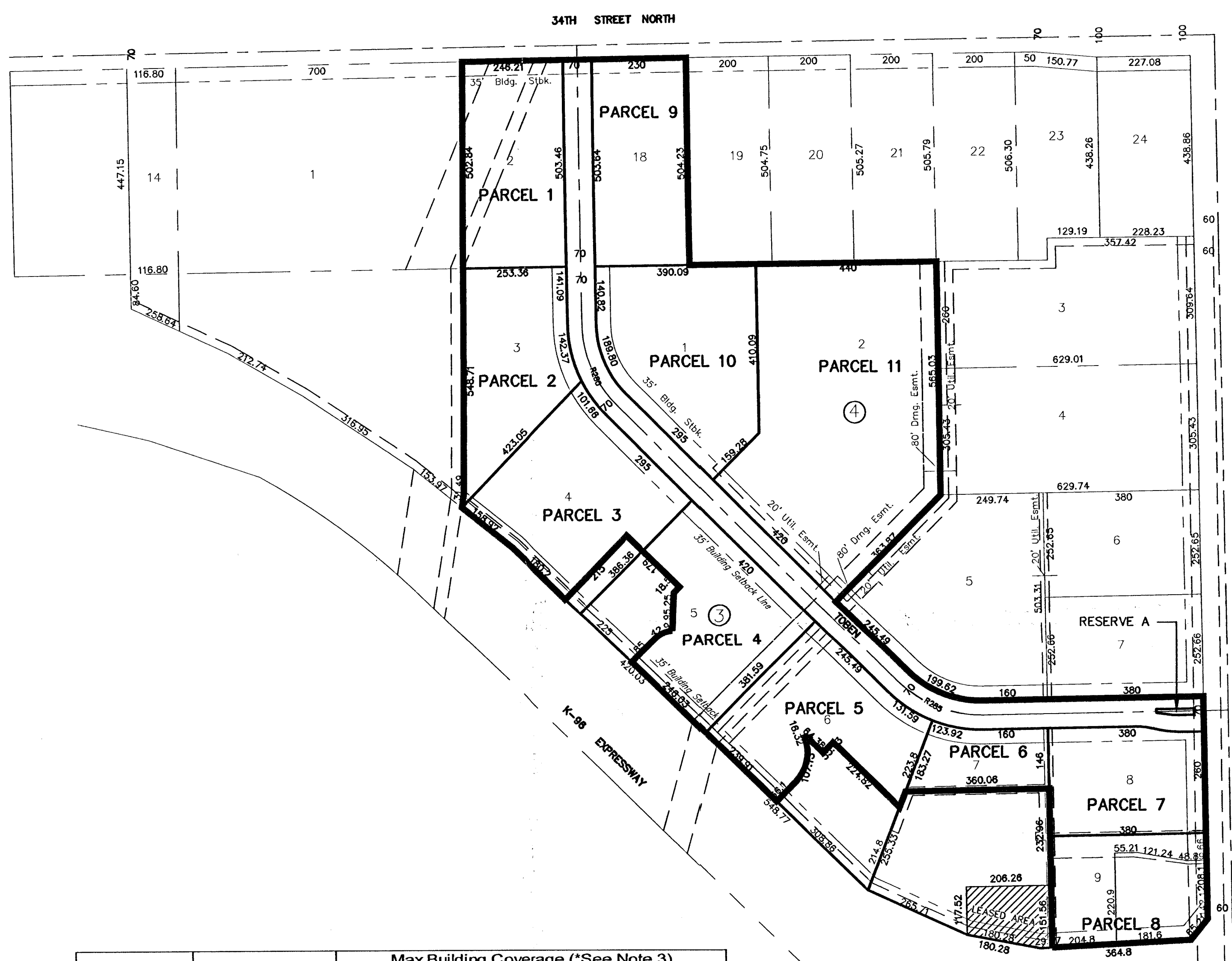


# FIREPOINT PUD #23 PLANNED UNIT DEVELOPMENT WICHITA, KANSAS

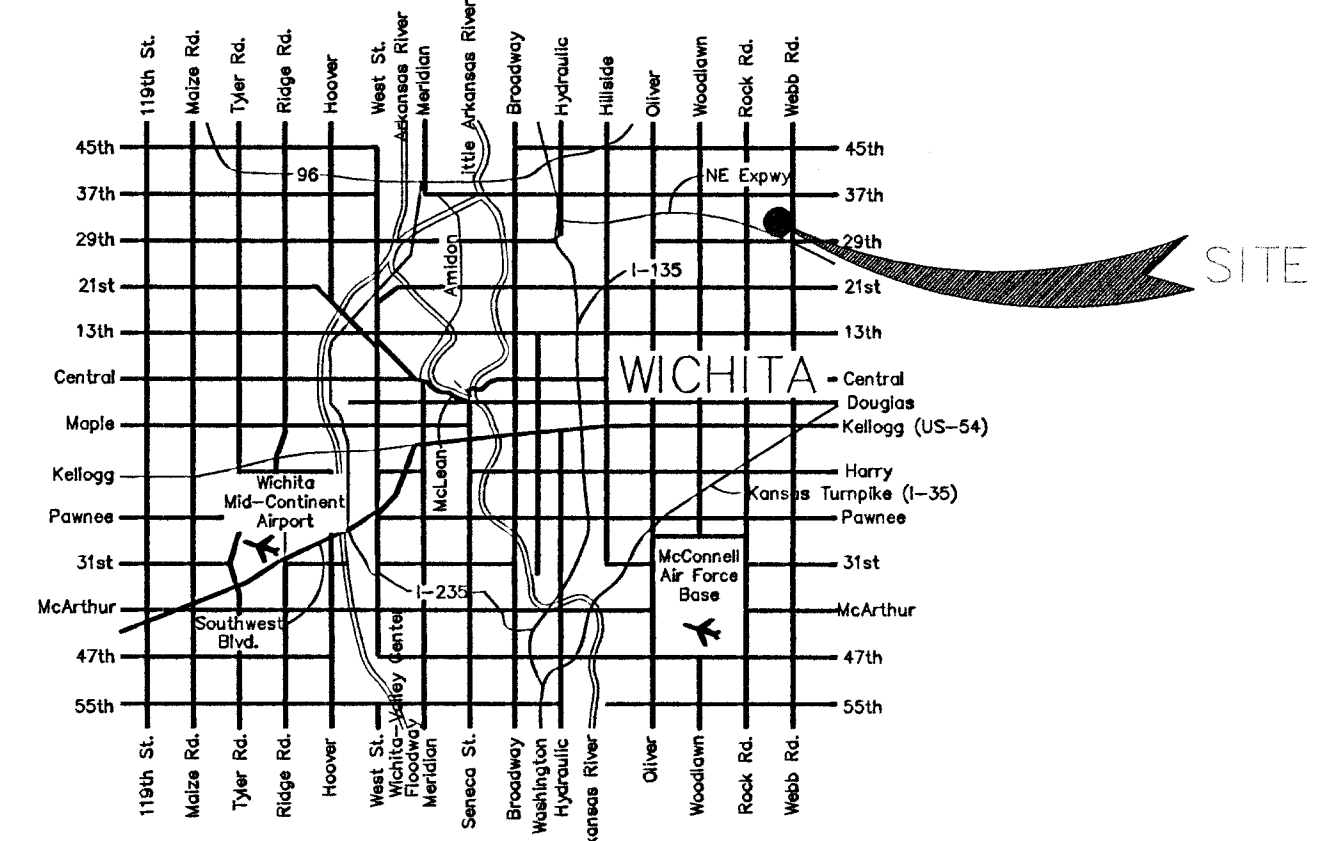
**GENERAL NOTES**

1. THIS DEVELOPMENT CONTAINS 38.1± GROSS ACRES  
 33.9± NET ACRES (LESS STREET R/W).
2. THE PROPOSED DEVELOPMENT CONTAINS 11 PARCELS AND 1 RESERVE. BASE ZONING REGULATIONS FOR ALL PARCELS SHALL BE THE SAME AS LI ZONING IN ACCORDANCE WITH ARTICLE III-B.19 OF THE UNIFIED ZONING CODE AND SUBJECT TO THE SITE DEVELOPMENT REGULATIONS IN ARTICLE IV OF THE UNIFIED ZONING CODE. THE RESERVE SHALL BE FOR JOINT SIGNAGE ONLY. MAINTENANCE OF THE RESERVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF PARCEL 7. SITE DEVELOPMENT STANDARDS, INCLUDING BUT NOT LIMITED TO PARKING AND SCREENING REQUIREMENTS, SHALL BE PROVIDED PER THE UNIFIED ZONING CODE AS PER REQUIREMENTS FOR THE LI ZONING DISTRICT UNLESS OTHERWISE SPECIFIED BY THE GENERAL PROVISIONS OF THE PUD.
3. A. USES NOT SPECIFIED, MAXIMUM BUILDING COVERAGE SHALL BE CALCULATED AS THE GROSS PARCEL SIZE LESS REQUIRED PARKING AND REQUIRED LANDSCAPING, AND SUBJECT TO THE PLATTED BUILDING SETBACKS AND/OR SETBACKS AS REQUIRED BY THE LI ZONING DISTRICT.  
 B. GROSS FLOOR AREA FOR ALL USES SHALL NOT EXCEED THE CALCULATED ALLOWABLE AREA IN ORDER TO ACHIEVE REQUIRED PARKING AND LANDSCAPING AND SUBJECT TO ALL BUILDING SETBACK REQUIREMENTS.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. PARKING SHALL BE PROVIDED AS PER CODE.
6. THE TRANSFER OF THE 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.
7. FIRE LANES SHALL BE IN ACCORDANCE WITH THE 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.
8. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW ON ALL PARCELS AND SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.
9. FOR SPECIFIC SIGN SIZES AND LOCATIONS SEE PAGE 2.
10. SIGNS ALONG TOBEN SHALL BE MONUMENT STYLE ONLY AND SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN OF THE RESERVE SIGN.
11. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA CONSISTENT WITH COMMERCIAL USE REQUIREMENTS. 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 THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED. A LANDSCAPE STREET YARD IS REQUIRED ALONG TOBEN STREET NORTH AND 34TH STREET NORTH.
12. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO ISSUING ANY BUILDING PERMIT, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE PUD AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
13. 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.
14. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
16. SIGNAGE SHALL CONFORM TO THE SIGN PLAN. SIGNS SHALL NOT BE LESS THAN 150 FEET APART; SIGN HEIGHT IS NOT TO EXCEED 35 FEET EXCEPT FOR TWO SIGNS THAT MAY BE 45 FEET IN HEIGHT, AND THAT ANY MODIFICATION OF FREESTANDING SIGNAGE WITHIN THE PUD OR THE EXCLUDED TRACTS SHALL BE COMPENSATED FOR BY THE PUD SO AS NOT TO RESULT IN AN OVERALL INCREASE IN FREESTANDING SIGNAGE FROM THAT SHOWN ON THE SIGN PLAN HEREIN.
17. THE PARKING LOT LIGHTING WITHIN THE PUD SHALL HAVE CONSISTENT LIGHTING ELEMENTS.



Parcel	Parcel Size (s.f.)	Max Building Coverage (*See Note 3)			
		Retail	Office	Industrial	Restaurant
1	125,676.40	30%	30%	60%	30%
2	115,374.50	30%	30%	60%	30%
3	142,852.70	30%	30%	60%	30%
4	125,899.90	30%	30%	60%	30%
5	123,706.60	30%	30%	60%	30%
6	47,815.50	30%	30%	60%	30%
7	98,799.30	30%	30%	60%	30%
8	99,122.90	30%	30%	60%	30%
9	115,905.30	30%	30%	60%	30%
10	157,171.70	30%	30%	60%	30%
11	324,482.80	30%	30%	60%	30%

1. PUD Adjustment 02/01/2010  
 to revise sign sizes and locations



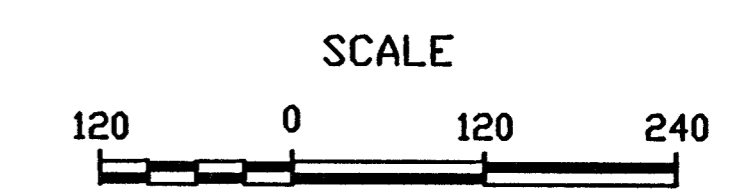
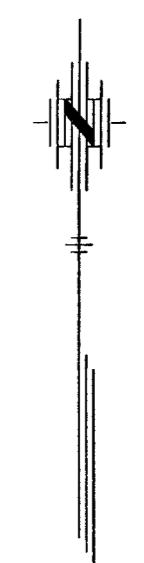
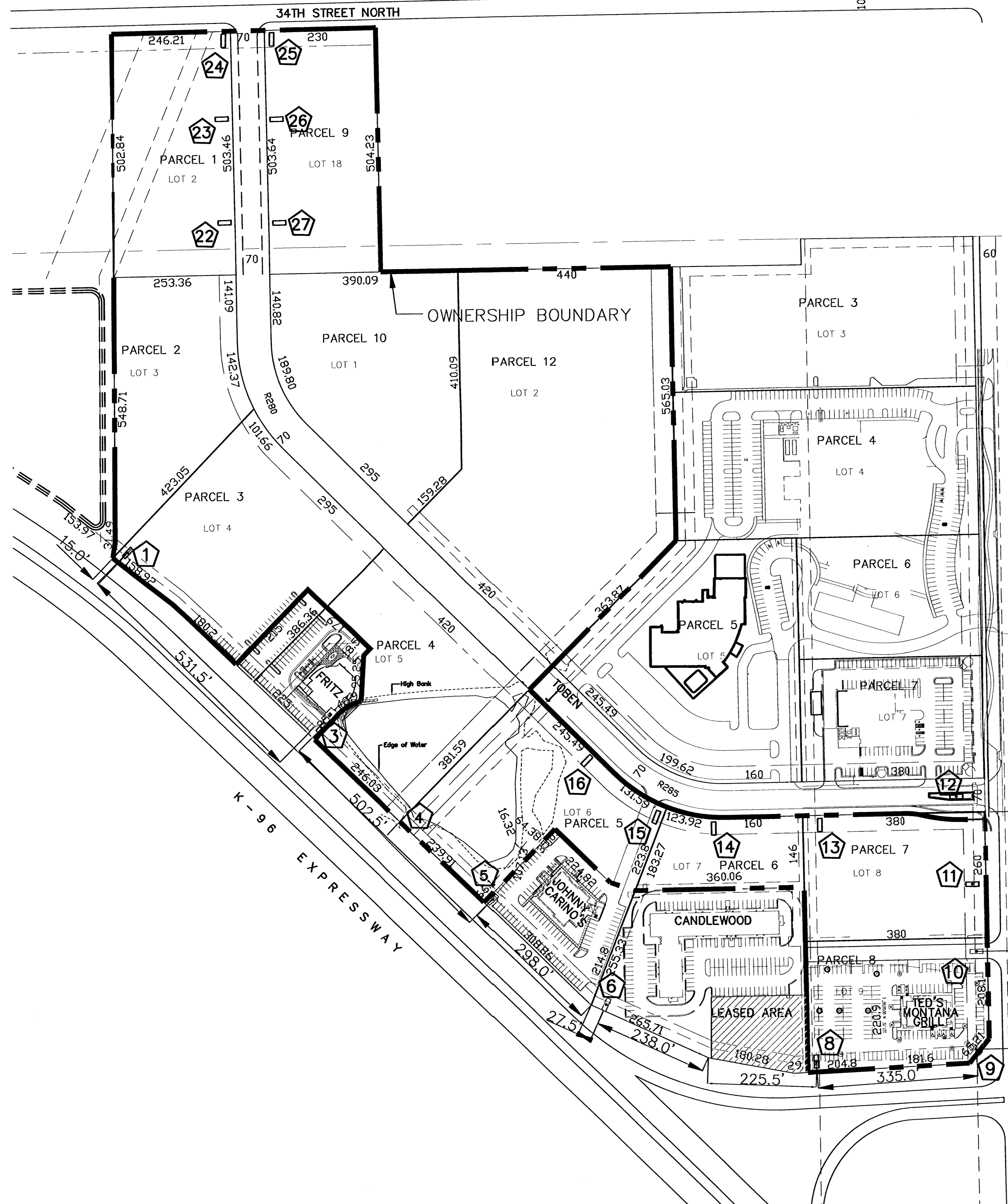
**VICINITY MAP**

**LEGAL DESCRIPTION**

LOTS 2-9, BLOCK 3, & LOTS 1-2, BLOCK 4, MEDITERRANEAN PLAZA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; ALONG WITH LOT 18, COMOTARA INDUSTRIAL PARK FIFTH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS;  
 EXCEPT THE FOLLOWING DESCRIBED TRACTS:  
 BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 6; THENCE N 45°58'58"W FOR A DISTANCE OF 308.86 FEET; THENCE N 44°40'05"E FOR A DISTANCE OF 66.10 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT FOR A DISTANCE OF 107.13 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 61°22'49" AND A TANGENT OF 59.35 FEET; THENCE ON A CURVE TO THE RIGHT FOR A DISTANCE OF 16.32 FEET, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 301.44 FEET WITH A CENTRAL ANGLE OF 53°49'34" AND A TANGENT OF 153.01 FEET;  
 THENCE S 45°58'58"E FOR A DISTANCE OF 64.38 FEET; THENCE N 44°40'05"E FOR A DISTANCE OF 35.03 FEET; THENCE S 45°58'58" E FOR A DISTANCE OF 224.82 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 8;  
 THENCE S 21°06'23"W FOR A DISTANCE OF 214.80 FEET TO THE POINT OF BEGINNING.  
 ALONG WITH THE FOLLOWING DESCRIBED TRACT:  
 BEGINNING AT THE WESTERNMOST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING THE SOUTHERNMOST CORNER OF SAID LOT 4; THENCE NORTHWEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 51 FEET; THENCE NORTHEAST PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 215 FEET; THENCE SOUTHEAST PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 53.44 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE CONTINUING SOUTHEAST PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 5 FOR A DISTANCE OF 125.56 FEET TO A POINT; THENCE SOUTHWEST PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 5 FOR A DISTANCE OF 18.50 FEET TO A POINT; THENCE SOUTH ON AN ANGLE TO THE LEFT OF 40°22'44" FOR A DISTANCE OF 95.25 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60 FEET, A CENTRAL ANGLE OF 27°23'23", AN ARC LENGTH OF 42.90 FEET, A CHORD BEARING OF S65°58'10"W, AND A CHORD DISTANCE OF 41.98 FEET TO A POINT; THENCE SOUTHWESTERLY PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 5 FOR A DISTANCE OF 85 FEET TO THE SOUTHWESTERLY LINE OF LOT 5; THENCE NORTHWEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5 FOR A DISTANCE OF 174 FEET TO THE POINT OF BEGINNING.  
 ALONG WITH THE FOLLOWING DESCRIBED TRACT:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE S86°48'53"W ALONG THE SOUTH LINE OF SAID LOT 7, FOR A DISTANCE OF 29.57 FEET; THENCE N79°40'22"W ALONG THE SOUTH LINE OF SAID LOT 7 FOR A DISTANCE OF 180.28 FEET; THENCE N65°46'54"W ALONG THE SOUTH LINE OF SAID LOT 7 FOR A DISTANCE OF 265.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N21°06'23"E ALONG THE WEST LINE OF SAID LOT 7 FOR A DISTANCE OF 255.33 FEET; THENCE N88°55'07"E (CALCULATED) TO THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 350.06 FEET; THENCE S01°04'55"E ALONG THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 384.55 FEET TO THE POINT OF BEGINNING.

**POE & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242  
 Phone 316/685-4114 ■ FAX 316/685-4444

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GROSS SIGN CALCULATIONS

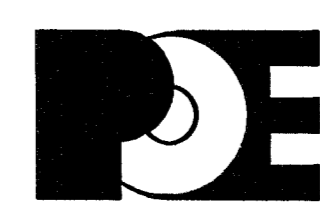
PARCEL NO.	SIGN LOCATION	SIZE (Sq. Ft.)	HEIGHT (FT.)	NOTES	50% FRONTAGE		80% FRONTAGE		TOTAL		
					TOBEN FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	WEBB/K96 FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)			
1	22	125	25	Proposed Sign Location	503.46	251.73	53.27	246.21	196.968 (196.97)	(143.70)	
	23	80	10	Proposed Sign Location							
	24	100	20	Proposed Sign Location							
3	1	450	45	Proposed Sign Location	396.66	198.33	(118.33)	300	240	210.00	
	19	80	10	Proposed Sign Location							
4	3	215	25	Existing Sign Location	420	210	(210.00)	246.03	196.824	(18.18)	(228.18)
5	4	200	25	Proposed Sign Location	377.08	188.54	(58.54)	239.91	191.928	108.07	49.53
	5	100	35	Existing Sign (Johnny Carino's)*							
	15	50	10	Existing Sign (Johnny Carino's)*							
	16	80	10	Proposed Sign Location							
6	14	80	10	Proposed Sign Location	283.92	141.96	(61.96)	475	380	(380.00)	(441.96)
	11	100	15	Proposed Sign Location							
	12	300	25	Proposed Sign Location							
7	13	80	10	Proposed Sign Location	380	190	(177.00)	260	208	(28.00)	(205.00)
	8	400	45	Proposed Sign Location**							
	9	100	33	Existing Sign (Ted's Montana Grill)*							
	10	60	8	Existing Sign (Candlewood)*							
9	25	80	10	Proposed Sign Location	503.64	251.82	33.18	230	184	(184.00)	(150.82)
	26	80	10	Proposed Sign Location							
	27	125	25	Proposed Sign Location							
Other	6	100	30	Existing Sign (Candlewood)*							
TOTAL GROSS SIGNAGE OVER (UNDER) ALLOWED GROSS SIGN RIGHTS										(996.22)	

- \* Existing Sign
- \*\* Sign Established as Part of Lease Rights

WEBB ROAD

LEGEND

- ☐ = Proposed/Existing Sign
  - ▭ = Proposed Monument Sign
  - ▨ = Sign rights to the leased area acquired by the owner of Parcel 8 as recorded at Doc.#/FLM-PG: 28593712 with Sedgwick County Register of Deeds.
1. PUD Adjustment 02/01/2010 to revise sign sizes and locations



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