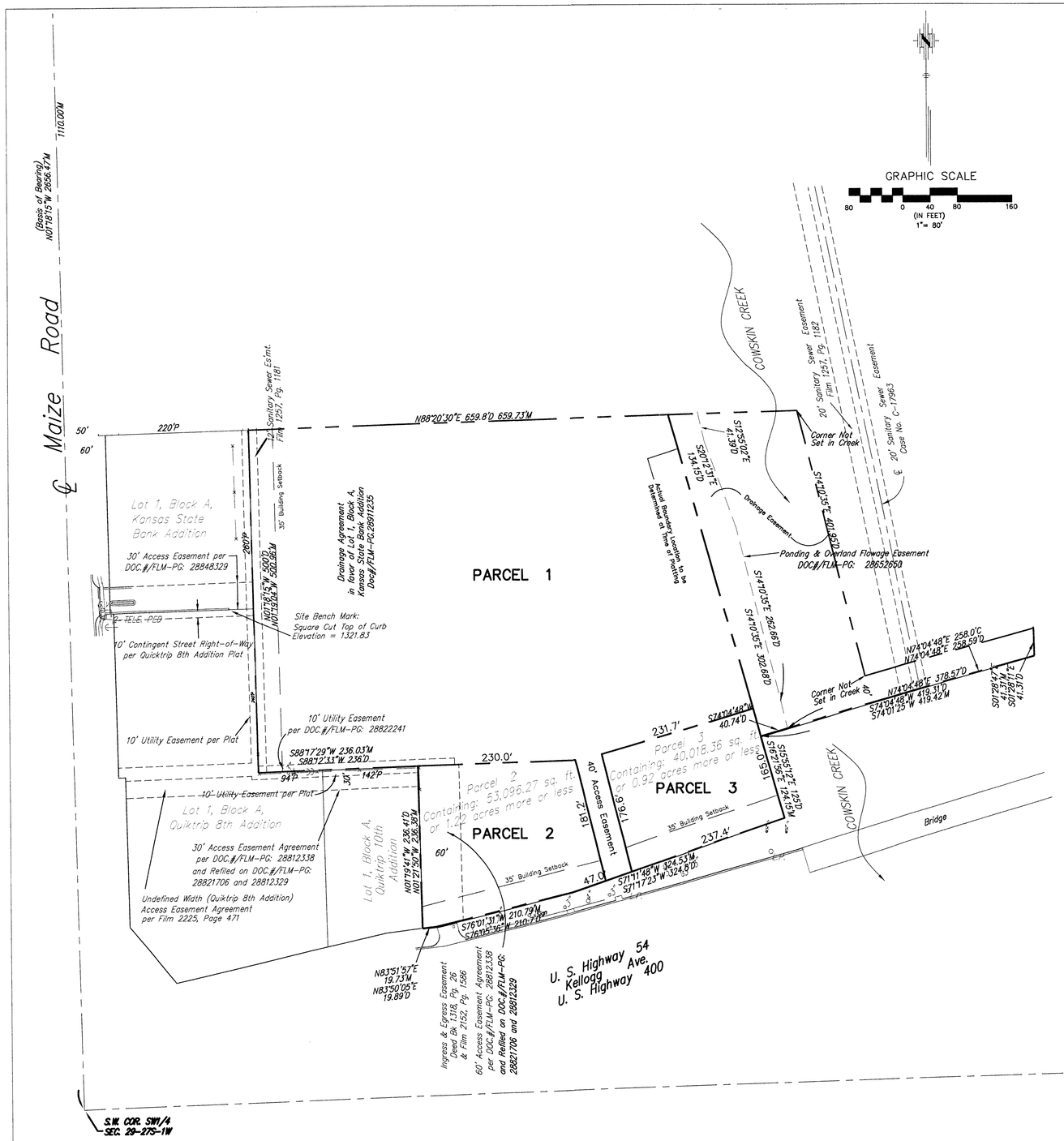

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 12.03 ACRES, MORE OR LESS.
2. THE DEVELOPMENT CONTAINS THREE (3) PARCELS PERMITTING LIMITED COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 20) FOR SPECIFIC USES.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. SIGNAGE WILL BE PERMITTED AS ALLOWED BY THE SIGN CODE, CITY CODE TITLE 24.04, WITH THE FOLLOWING ADDITIONAL CONDITIONS/LIMITATIONS:
   A. NO PORTABLE SIGNS SHALL BE PERMITTED.
   B. TEMPORARY ADVERTISING DECORATION OR BANNER-TYPE SIGNS AS ALLOWED BY THE SIGN CODE, EXCLUDING TINSEL OR PENNANT STREAMERS OR OTHER SIMILAR DECORATION, SHALL BE PERMITTED, BUT SHALL BE LIMITED TO NO MORE THAN 36 SQUARE FEET IN SIZE, TO NO MORE THAN 15 DAY PLACEMENTS, AND TO NO MORE THAN THREE SUCH BANNER OR ADVERTISING DECORATION SIGNS IN THE CUP AT ANY TIME. ANY ADVERTISING DECORATION OR BANNER SIGNS SHALL BE SECURELY ATTACHED TO A BUILDING, WALL OR FENCE.
   C. EXPOSED NEON/LED LIGHTS USED AS ACCENT FEATURES SHALL BE ALLOWED.
5. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT.
7. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.
8. FIRE LANES:
   A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE 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.
   B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.
9. ACCESS CONTROL: AS SHOWN ON THE RECORDED PLAT. IF THE ACCESS CONTROLS OF THE RECORDED PLAT ARE ALTERED BY AN APPROVED VACATION ORDER OF THE WICHITA CITY COUNCIL THE C.U.P. SHALL BE CONSIDERED TO HAVE BEEN ADJUSTED ACCORDINGLY.
10. CROSS LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING. AN INTERNAL CIRCULATION DRIVE SHALL PROVIDE CROSS-LOT ACCESS ALONG THE LINE BETWEEN OUT PARCELS; AND, ALSO THE MAIN PARCEL IF DEVELOPED WITH A COMMERCIAL USE.
11. 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 AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR ITS CONSIDERATION.
12. NO DEVELOPMENT OF THE CUP SHALL OCCUR UNTIL MUNICIPAL WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO SERVE THE SITE.
13. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS. LIGHT POLES ON PARCELS SHALL BE LIMITED TO 24 FEET IN HEIGHT. ALL PARKING LOT LIGHTING WITHIN THE CUP SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMP BASES).
14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED FROM 47TH STREET NORTH AND HYDRAULIC AVE, WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.
15. ON ALL PARCELS ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS; NO ROOF-TOP FENCING ALLOWED.
16. DEVELOPMENT OF ALL PARCELS WITHIN THE CUP SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN SHALL BE PREPARED BY A STATE OF KANSAS REGISTERED LANDSCAPE ARCHITECT FOR THE REQUIRED 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.
17. ALL BUILDINGS OF THE SAME GENERAL LAND USE SHALL HAVE CONSISTENT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, FORM, COLOR, AND TEXTURE.
18. A FINANCIAL GUARANTEE FOR THE PLANT MATERIAL APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE CUP BEING DEVELOPED SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
19. ALL PARCELS IN THE CUP SHALL SHARE A SIMILAR OR COMPATIBLE PLANT PALETTE, AS DETERMINED BY THE REGISTERED LANDSCAPE ARCHITECT PREPARING REQUIRED PLAN.
20. THE FOLLOWING USES SHALL BE PROHIBITED IN ALL PARCELS: COMMUNITY ASSEMBLY, DAY CARE, GROUP HOMES, HOSPITAL, LIMITED ANIMAL CARE, AUTOMATED TELLER MACHINE, BANK OR FINANCIAL INSTITUTION, BROADCAST RECORDING STUDIO, HOTEL/ MOTEL, MEDICAL SERVICE, GENERAL OFFICE , PERSONAL CARE, PERSONAL IMPROVEMENT SERVICE, PRINTING AND PUBLISHING, RECREATION AND ENTERTAINMENT INDOORS, GENERAL RETAIL, AND NO CONVENIENCE STORES WITH GAS ISLANDS, RESTAURANTS WITH DRIVE THRU OR DRIVE IN SERVICE, SERVICE STATIONS, OR VEHICLE REPAIR WHEN LOCATED WITHIN 200 FEET OF RESIDENTIAL ZONING. THE CUP PROHIBITS OVERHEAD DOORS FOR VEHICULAR REPAIR OR VEHICULAR SERVICE FACING RESIDENTIAL ZONING DISTRICTS.
21. COMPATIBILITY SETBACK STANDARDS WILL NOT BE APPLICABLE FOR THE NORTH AND EAST PROPERTY LINES.
22. SCREENING WALL REQUIREMENTS PER THE UZC SHALL NOT BE APPLICABLE FOR THE NORTH AND EAST PROPERTY LINES.
23. NO BUILDING PERMITS SHALL BE ISSUED UNTIL APPROVALS ARE RECEIVED FROM FEMA, DWR, AND/OR THE CORPS FOR THE FLOOD-PLAIN REMOVAL WORK.
24. THE 35 FOOT BUILDING SETBACKS ALONG THE NORTH AND EAST PROPERTY LINES AS REQUIRED BY THE UZC SHALL NOT BE APPLICABLE.
25. BUILDING SIGNAGE ON PARCEL 1 IS ALLOWED ON THE EAST SIDE OF THE BUILDING WHEN THE BUILDING IS ORIENTED SUCH THAT THE FRONT OF THE BUILDING IS FACED SOUTHWEST.
26. PARCEL DESCRIPTIONS:

PARCEL NO. 1
NET AREA – 431,022 SQ. FT. (9.89 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 5
MAXIMUM BUILDING HEIGHT-55 FEET
GROSS FLOOR AREA RATIO: 45%

PARCEL NO. 2
NET AREA – 53,096 SQ. FT. (1.22 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 2
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 3
NET AREA – 40,018 SQ. FT. (0.92 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 2
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 30%

LEGAL DESCRIPTION

THAT PART OF THE SW1/4 SECTION 29, TOWNSHIP 27, SOUTH, RANGE 1 WEST OF THE 6TH P.M. SEDGWICK COUNTY, KANSAS DESCRIBED AS BEGINNING AT THE N.E. CORNER OF LOT 1, BLOCK A, KANSAS STATE BANK ADDITION, WICHITA SEDGWICK COUNTY, KANSAS BEING A COMMON CORNER OF THE S.E. CORNER OF LOT 8, VERDA VISTA SEDGWICK COUNTY, KANSAS; THENCE N88°20'30"E ALONG THE COMMON LINE AS EXTENDED EAST, 805.46 FEET; THENCE S14°10'35"E, 401.95 FEET TO A POINT 40 FEET NORTH OF THE NORTH LINE OF U.S. 54 HIGHWAY AS DEEDED ON FILM 2144, PAGE 1847; THENCE N74°04'48"E PARALLEL WITH AND 40 FEET NORTH OF SAID U.S. 54 HIGHWAY, 258.59 TO A POINT ON THE WEST LINE OF MILES LAKEWOOD VILLAGE SECOND ADDITION, WICHITA SEDGWICK COUNTY, KANSAS; THENCE S01°28'11"E ALONG THE WEST LINE OF SAID MILES LAKEWOOD VILLAGE SECOND ADDITION, AND DAVIS MOORE 12TH ADDITION, WICHITA SEDGWICK COUNTY, KANSAS, 41.31 FEET TO A POINT ON THE NORTH LINE OF SAID U.S. 54 HIGHWAY; THENCE S74°04'48"W ALONG SAID U.S. 54 HIGHWAY, 419.31 FEET; THENCE S15°55'12"E, 125 FEET; THENCE S71°17'23"W, 324.5 FEET; THENCE S76°05'36"W, 210.7 FEET; THENCE S83°50'05"W, 19.89 FEET TO THE S.E. CORNER LOT 1, BLOCK A, QUIKTRIP 10TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE N01°19'41"W, 236.41 FEET TO THE N.E. CORNER OF SAID QUIKTRIP 10TH ADDITION; THENCE S88°12'33"W ALONG THE NORTH LINE OF SAID QUIKTRIP 10TH AND THE NORTH LINE OF LOT 1, BLOCK A, QUIKTRIP 8TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, 236 FEET TO A BEND POINT IN THE EAST LINE OF SAID QUIKTRIP 8TH ADDITION; THENCE N01°18'15"W ALONG THE EAST LINE OF SAID QUIKTRIP 8TH ADDITION AND KANSAS STATE BANK ADDITION, 500 FEET TO THE POINT OF BEGINNING.

MAIZE 54 ADDITION

COMMUNITY UNIT PLAN (DP-XXX)

DATE OF PREPARATION 02/12/09

SHEET 1 OF 1

POE and ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita KS 67208 ■ 316/685-4114 ■ Fax 316/685-4444