

GENERAL:

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.51 NET ACRES ± OF LIMITED COMMERCIAL ZONING.

GENERAL PROVISIONS:

- 1.) ACCESS CONTROLS: COMPLETE ACCESS CONTROL EXCEPT ONE MAJOR OPENING.
- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE WILL BE REVIEWED AT THE TIME OF PLATTING. REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- 4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ARTICLE III, SEC. III-C.2.b(2)(c) OF THE WICHITA-SEDCWICK COUNTY UNIFIED ZONING CODE.
 - SETBACK FROM STREET R/W 35 FEET
 - REAR SETBACK ADJ. TO RESIDENTIAL 35 FEET
 - INTERIOR SIDE SETBACK 15 FEET, EXCEPT THAT NO SETBACK SHALL BE REQUIRED WHERE ADJACENT PARCELS ARE UNDER ONE OWNERSHIP.
- 5.) PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE

- 6.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 24.04. OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. WINDOW DISPLAY SIGNS ARE LIMITED TO 25% OF WINDOW AREA, AND FLASHING SIGNS (EXCEPT TIME AND TEMP SIGNS AND PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED. SIGNAGE HEIGHT SHALL NOT EXCEED 20', EXCEPT FOR ONE SITE IDENTIFICATION SIGN ALONG K96 AND ONE SITE IDENTIFICATION SIGN ALONG GREENWICH THAT CAN BE EITHER MONUMENT OR POLE TYPE, UP TO 30' IN HEIGHT. THE MAXIMUM SQ. FT. OF SIGN AREA PERMITTED FOR GROUND OR POLE SIGNS ALONG GREENWICH SHALL BE CALCULATED AT 0.8 SQ. FT. PER LINEAL FEET OF STREET FRONTAGE.
- 7.) ALL BUILDINGS SHALL BE PREDOMINATELY EARTH-TONE COLORS WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT CONSISTENT WITH A UNIFORM ARCHITECTURAL CHARACTER, COLOR TEXTURE, AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS. PARKING LOTS SHALL SHARE SIMILAR OR CONSISTENT LIGHTING ELEMENTS.
- 8.) FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING, PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE APPROPRIATE FIRE LANES.
- 9.) A LANDSCAPE PLAN SHALL BE PREPARED BY A KANSAS LICENSED LANDSCAPE ARCHITECT, AS PER THE CITY OF WICHITA LANDSCAPE ORDINANCE, AND SHALL BE APPROVED BY THE CITY OF WICHITA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR THOSE PARCELS INVOLVED, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

- 10.) AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO PROVIDE FOR INTERNAL VEHICULAR MOVEMENT WITHIN THE C.U.P.
- 11.) LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND DOCKS SHALL BE SCREENED FROM GROUND LEVEL VIEW WITH SCREENING WALLS THAT ARE MASONRY OR CONSISTENT WITH THE BUILDING WALL MATERIALS ALONG GREENWICH ROAD AND K-96. ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEWS.
- 12.) LIGHTING: ALL LIGHTING WITHIN PARCEL SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.
- 13.) MAJOR STREET IMPROVEMENTS FOR GREENWICH ROAD SHALL BE IN CONFORMANCE WITH CITY OF WICHITA ENGINEERING REQUIREMENTS AND SHALL BE GUARANTEED AT THE TIME OF PLATTING.
- 14.) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN 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 PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS UNLESS AMENDED.
- 15.) 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 FROM THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING FOR THE CITY OF WICHITA, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

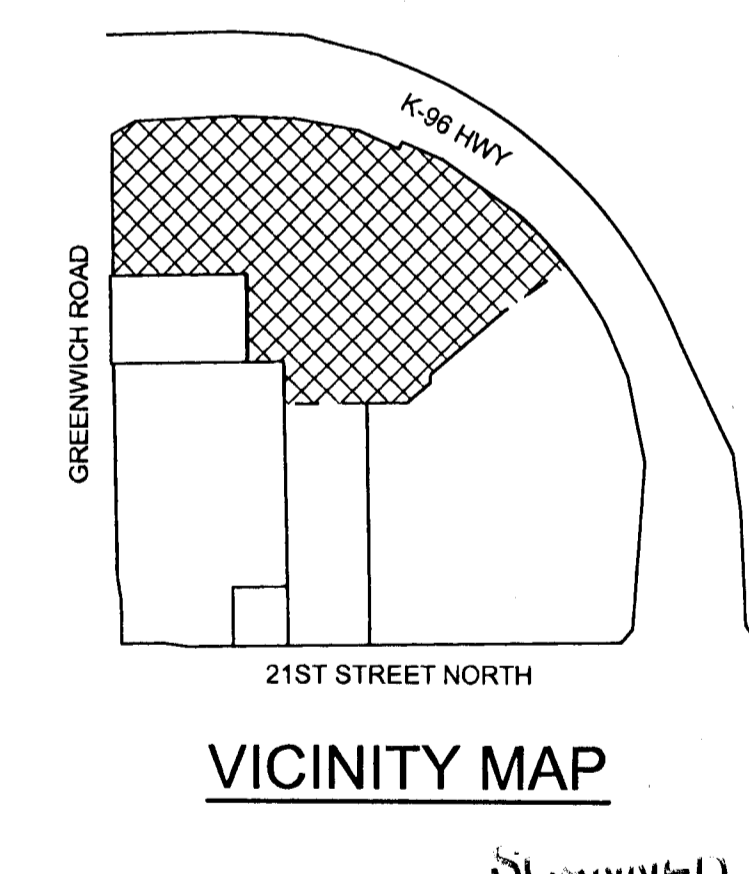
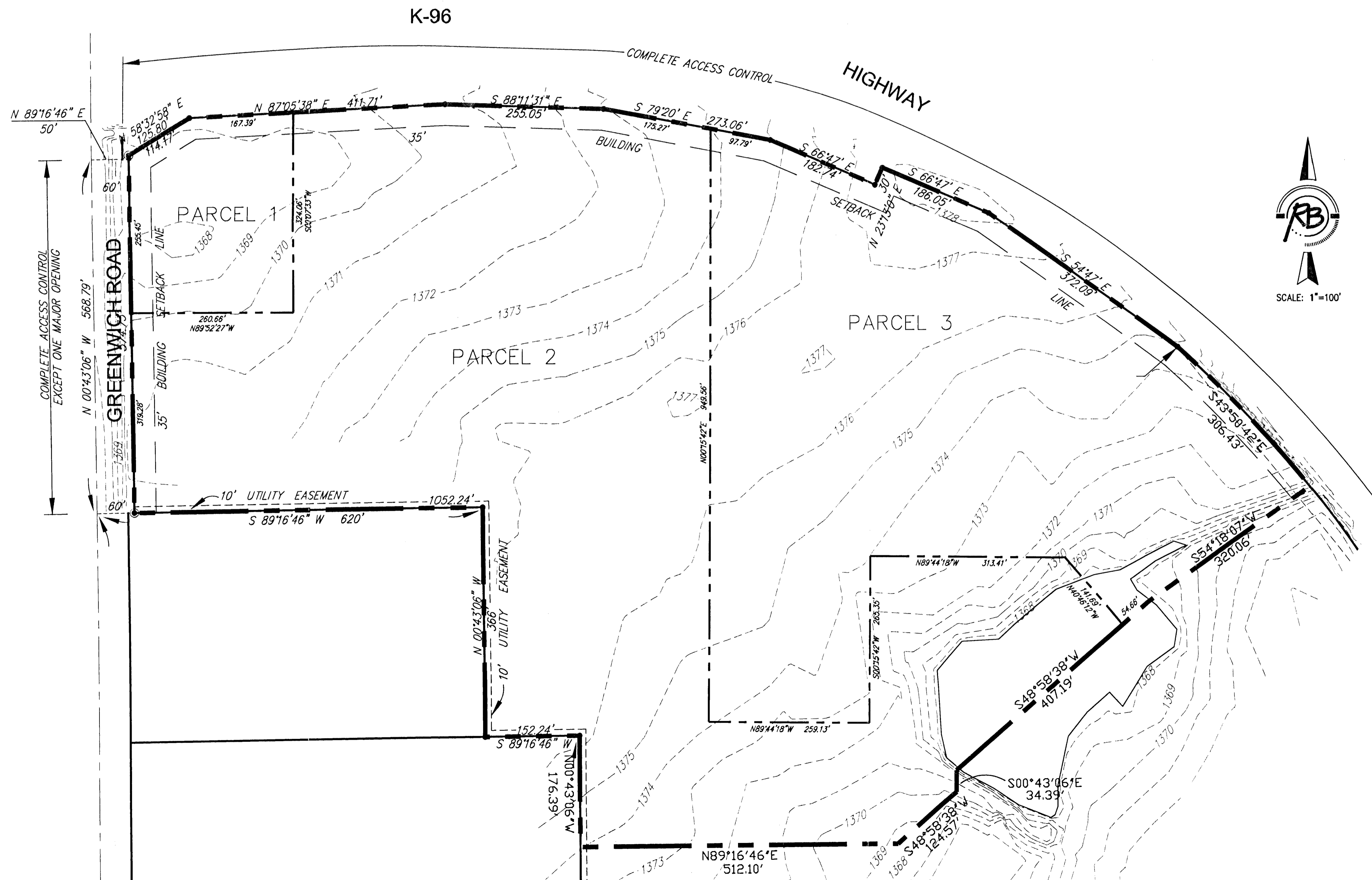
- 16.) ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE WICHITA METROPOLITAN AREA PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
- 17.) A SIX (6) TO EIGHT (8) FOOT SCREENING WALL CONSISTING OF BRICK, MASONRY, CONCRETE, ARCHITECTURAL TILE OR SIMILAR MATERIAL, SHALL BE CONSTRUCTED ALONG THOSE PROPERTY LINES OF THE C.U.P. WHERE REQUIRED BY THE PROVISIONS OF ARTICLE III, SEC. III-C.2.b(2)(d) OF THE UNIFIED ZONING CODE, EXCEPT THAT SCREENING SHALL NOT BE REQUIRED WHERE SUCH PROPERTY LINE LIES WITHIN THE LIMITS OF THE 100-YEAR WATER SURFACE OF ANY BODY OF WATER. THE SOLID SCREEN WALL SHALL BE CONSTRUCTED IN A PATTERN AND COLOR THAT IS CONSISTENT WITH THE BUILDING WALLS. WHERE A SCREEN WALL IS NOT REQUIRED, AS DESCRIBED ABOVE, A LANDSCAPE BUFFER SHALL BE PROVIDED, WHICH SHALL BE EQUIVALENT TO THAT REQUIRED BY THE LANDSCAPE ORDINANCE FOR OFFICE AND INSTITUTIONAL USES. SUCH LANDSCAPE BUFFER SHALL NOT BE USED IN PLACE OF SCREENING REQUIRED BY SECTIONS III-B.14 AND IV.B.3.b.
- 18.) USES PERMITTED IN THE ZONING ORDINANCE AS PER A CONDITIONAL USE SHALL NOT BE ALLOWED WITHIN THE C.U.P.

PARCEL DESCRIPTIONS:

PARCEL #1
 PROPOSED USES: BANK OR FINANCIAL INSTITUTION; OFFICE, GENERAL; RESTAURANT; RETAIL, GENERAL; AUTOMATED TELLER MACHING; UTILITY, MINOR.
 NET AREA: 1.85 ACRES (80,699 S.F.)
 MAXIMUM BUILDING COVERAGE: 30% OR 24,209 S.F.
 FLOOR AREA RATIO: 35%
 MAXIMUM GROSS FLOOR AREA: 28,244 S.F.
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM NUMBER OF BUILDINGS: ONE

PARCEL #2
 PROPOSED USES: BANK OR FINANCIAL INSTITUTION; OFFICE, GENERAL; RESTAURANT; RETAIL, GENERAL; AUTOMATED TELLER MACHING; UTILITY, MINOR; PERSONAL CARE SERVICE; PERSONAL IMPROVEMENT SERVICE; PRINTING AND COPYING, LIMITED; RECREATION AND ENTERTAINMENT, INDOOR.
 NET AREA: 19.37 ACRES (843,766 S.F.)
 MAXIMUM BUILDING COVERAGE: 30% OR 253,129 S.F.
 FLOOR AREA RATIO: 35%
 MAXIMUM GROSS FLOOR AREA: 295,318 S.F.
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM NUMBER OF BUILDINGS: SIX

PARCEL #3
 PROPOSED USES: RETAIL, GENERAL; OFFICE, GENERAL; RESTAURANT; MARINE FACILITY, RECREATIONAL; AUTOMATED TELLER MACHINE; UTILITY, MINOR; RESTAURANT; RETAIL, GENERAL; AUTOMATED TELLER MACHING; UTILITY, MINOR.
 NET AREA: 12.29 ACRES (525,252 S.F.)
 MAXIMUM BUILDING COVERAGE: 30% OR 160,575 S.F.
 FLOOR AREA RATIO: 35%
 MAXIMUM GROSS FLOOR AREA: 187,338 S.F.
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM NUMBER OF BUILDINGS: FOUR



**CEDAR CREEK MARKETPLACE
 COMMUNITY UNIT PLAN DP-291
 WICHITA, KANSAS**

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