NORTHGATE COMMERCIAL PARK

COMMUNITY UNIT PLAN

DP-299

GENERAL PROVISIONS FOR LOTS 1, 2, AND 3:

1. This Community Unit Plan contains a total net area of 27.16 acres ± (less street rights of way)

2. The development contains three (3) parcels permitting limited commercial uses. See parcel descriptions for specific uses.

3. Development Access: Access to the development shall comply with the City of Wichita Access Management Regulations. The applicant of Parcel 1 shall submit two (2) copies of a traffic impact study showing the impacts of the development on adjacent street corridor and/or surrounding neighborhoods in accordance with City Regulation.

4. All drainage issues and easements shall be resolved at the time of platting.

5. Maximum land coverage by building shall not exceed 30 percent of the total site, including Reserve "A" (856,883 sq. ft. ±).

6. All utilities shall be installed underground.

7. Signage:

a. Total signage for Parcel 1 shall include the total area of the exterior ground signs and building signage.

b. Three (3) ground signs shall be permitted on Parcel 1, including two (2) monument signs which shall not exceed 30-feet in height and 148.33 square feet each, and one (1) R.E. sign which shall not exceed 20-feet in height and 32 square feet. The Meridian Street and 53rd Street monument signs shall be set on two (2) poles with wrapped pole covers of materials similar to exterior building materials of the main building of Parcel 1. The R.E. sign shall be set on one pole. All ground signs shall be placed a minimum of 150 feet apart regardless of leasing or ownership property.

c. Wall building signage on Parcel 1 facing 53rd Street and facing N. Meridian Ave. shall not exceed 888.24 s.f.

d. Signage on Parcels 2 and 3 shall be limited to a height of up to 20 feet and sign face area of up to 150 square feet, and shall be in accordance with the provisions of Zoning District Chapter 24.04 of the Wichita Sign Code.

e. Off-site and portable signs are prohibited.

f. Moving, flashing, rotating signs or signs that create the illusion of movement (except for time and temperature signs or public message boards) are prohibited.

g. No string lights, banners, balloons, flags, pennants, or similar devices shall be permitted except as special displays per Chapter 24.04.240 of the Wichita Sign Code.

h. Temporary signs shall be permitted on a special purpose basis during construction, seasonal sales and/or special events per Chapter 24.04.190 of the Wichita Sign Code.

8. Maximum building height (see individual parcel descriptions).

9. Parking. Office and commercial buildings, including governmental, public utility and other similar buildings, shall provide one (1) space for each two hundred fifty (250) square feet of floor area or one (1) space for every three employees in the largest working shift in a twenty-four (24) hour period, whichever is greater, in accordance with the Unified Zoning Code.

10. Fire lanes: Shall be provided around all structures constructed within these parcels. Said fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in such fire lanes although it 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 in the location and design of the fire lanes.

11. Cross parcel circulation is to be provided for all parcels platted for retail, commercial or office uses.

12. Landscaping: Development of all parcels shall comply with the Landscape Ordinance of the City of Wichita. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscaping has not been planted.

13. Architectural: All buildings constructed on parcels shall share uniform architectural character, color, texture, and the same predominate exterior building material. Exterior building materials on Parcel 1 shall utilize earth tone colors in a variety of textures (dark dark blue accents).

14. Screening:

a. Screening along the property line of Parcel 1 shall be eight feet (8') in height and shall conform to the screening requirements for C.U.P.'s contained in the Unified Zoning Code. The screening is to be constructed of the time that a building permit is issued for Parcel 1.

b. The Drive-thru Garden Center Bay Goods Area located on the east side of the proposed building on Parcel 1 shall be screened from view from the adjacent residential property on the east side of Meridian Avenue with 1) the use of 4'-6" brick walls and pilasters located on the outside of the racks; 2) a 3' x 8' ft metal site panel and ornamental metal fencing attached to the high tech system; and, 3) continuous evergreen landscaping located along Meridian Avenue between the Drive-thru Garden Center Bay Goods Area and adjacent residential properties.

c. The compactor located on the west side of the building on Parcel 1 shall be screened from the south side on 8'-0" high masonry wall and the 8'-foot solid screen fence along the west property line.

d. The compactor located on the north side of the building on Parcel 1 shall be screened from the north and east with an 8'-0" high masonry wall and the 8'-foot solid screen fence along the north property line.

e. The bale and pallet storage located north of the building on Parcel 1 shall be screened with an 8'-0" high masonry wall along the east, north and west sides of the bale and pallet storage area. Stacking of cardboard bales and pallets shall not exceed the height of the masonry wall.

f. As required by the City Code Article IV B, the roof mounted equipment will be screened by the building parapet wall accordingly.

15. Site lighting: All exterior lighting for all parcels shall be shielded to direct light disbursement in a downward direction. The parcels within said C.U.P. shall share similar or compliant parking period lighting elements (i.e. fixtures, poles type, lamps, etc.). The maximum height of a light standard, including bases, poles, fixture and lamps, within 100-feet of the east, west and north C.U.P. boundary shall not exceed twenty five feet (25') above grade or pavement. Interior lights shall have a maximum height of 12-feet.

16. If multiple ownership occurs, an agreement providing for maintenance of open space, signs, drainage facilities, parking areas etc. shall be filed with the plat. Should single ownership occur, these items are the sole responsibility of the owner.

17. The transfer of title of 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 the development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

18. Prior to issuing a building permit on Parcel 1, a plan for vehicular circulation and pedestrian walk system connecting the building(s) on the sidewalks along N. Meridian Avenue (from Parcel 1) shall be submitted and approved by the Director of Planning.

19. Prior to issuing a building permit on Parcel 2 or Parcel 3, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along 53rd Street shall be submitted and approved by the Director of Planning.

20. Development of this property shall proceed in accord with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body. 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.

21. All property included within the C.U.P. and Zone Case shall be platted within one year after approval of the C.U.P. by the Governing Body or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

22. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-299) includes special conditions for development on this property.

23. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body or the request shall be considered denied and closed.

24. Portable storage pods are prohibited.

GENERAL PROVISIONS FOR ALL PARCELS:

1. Guarantee signalization at the 54th Street and Meridian intersection.

2. Guarantee a southbound right-turn lane and a 4th lane on Meridian from 54th to 53rd to allow left-turns.

3. Guarantee the relocation of the existing signal to accommodate street improvements at the 53rd and Meridian intersection.

4. Dedicate additional right-of-way along 53rd Street sufficient to meet the 60-foot half-street standard.

5. Guarantee future signalization at major openings on 53rd Street when warrants are met.

6. Guarantee a fifth lane along 53rd Street from driveway opening number three east to Meridian.

7. Guarantee dual left-turn lanes on the east and south legs of the intersection of 53rd and Meridian, and provide separate right-turn lanes on all approaches.

8. Provide cross lot circulation between all abutting parcels except Parcels 1, 13 and 14, and connect individual parcels to internal circulation drives.

9. The site shall be developed in substantial conformance to the approved community unit plan's site plan, general provisions and individual parcel standards.

10. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

11. 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 owners, their successors and assigns, unless amended.

12. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds. Failure to complete the plat within one year after approval by the governing body will result in the case being deemed denied and closed, unless a platting extension has been granted.

13. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-299) includes special conditions for development on this property.

14. The applicant shall submit four revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body or the request shall be considered denied and closed.

15. Guarantee stand-up curbed raised medians in 53rd Street North for control of the four right-in/right-out openings.

16. Align the opening for Parcel 2 on 53rd Street North with the opening for the property to the south (DP-209 Jensen Commercial CUP), to be determined at platting of both parcels and in conformance with access management policy.

17. Parcel 5 shall have access to its internal drive to the north to the internal drive to the west except within 100 feet of the intersection of the internal drive with 53rd Street North, and shall have cross-lot circulation with Parcel 2.

18. Four openings are allowed along Meridian, with two full movement and two right-in/right-out openings. Guarantee channelization within driveway for ensuring right-turn only movements.

19. Guarantee installation of sidewalk on Meridian and 53rd Street North for entire frontage of property.

20. Guarantee closure of 54th Street North at Meridian when warranted, subject to review of the proposed closure by the neighborhood in consultation with the Traffic Engineer prior to closure.

21. Guarantee signalization of intersection at Meridian and Key and Street when warranted.

22. Provide a sidewalk with a minimum width of six feet, with bike racks, along the front of all buildings. Provide bike racks through the cross lot circulation.

23. Guarantee half of the installation and maintenance by separate instrument of the landscaping in the medians at 53rd Street North, install and maintain landscaping on Parcels 4-12 in the same ratio of plantings as established for Parcels 1-3, excluding the screened area facing Meridian.

24. Install and maintain landscaping on Parcels 1-3 in conformance to the City of Wichita Landscape Ordinance and in substantial conformance with the landscape plan submitted by the applicant on April 18, 2006.

25. Detention ponds and drainage ways on site and on the adjoining property to the north connected to this development shall conform to all recommended ground water pollution standards in place at the time when they are developed. The detention ponds and drainage ways shall use native filtration systems with bioswales and basin plantings to serve as natural cleaning systems to runoff from the development and shall be reviewed and approved by the Sedgwick County Engineer.

26. Guarantee installation and maintenance by separate instrument of walking paths with all-weather surfacing such as concrete, asphalt, asphalt, concrete or rubber sidewalk around the detention ponds and drainage ways in the reserve area of the subdivision plat to the north and with a gate or opening for pedestrian/bicycle access facing the eastern edge of the reserve area of the subdivision in Parcel 12 and/or Parcel 1 of DP-299; the plan for walking paths and access shall be reviewed and approve by the Director of Planning.

GENERAL PROVISIONS FOR LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15:

1. Total Land Area: 2,448,938 ± sq.ft. or 56.20 ± acres
   Net Land Area: 2,384,163 ± sq.ft. or 54.73 ± acres
2. Total Gross Floor Area: 856,883 sq.ft.
   Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
   A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 100' apart, irrespective of how land is housed or sold.
   B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
   C. Portable and off-site signs are not permitted.
   D. Window display signs are limited to 25% of the window area.
   E. No signs shall be allowed on the rear of any buildings.
   F. All freestanding signs must be monument type and shall have a maximum height of 20 feet and shall sign square footage to 150 square feet on Parcels 4 through 11 and Parcels 13 through 15. Parcel 12 shall have a maximum height of 30 feet.
   G. Access Controls shall be as shown on the final plat.
   H. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
   I. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
   J. Limited height of light poles to 24 feet.
   K. Exclusive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
   L. Utilities shall be installed underground on all parcels.
8. Landscaping for this site shall be required as follows:
   A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
   B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced 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.
   C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
9. Screening walls:
   A. A six (6) foot high concrete/masonry wall along the north & east property lines of the C.U.P. where adjacent to residential zoning is required.
   B. This wall shall be constructed of a pattern and color that is consistent with the building walls.
10. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
11. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
12. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
13. 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. Fire hydrant installation and permit access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
14. All parcels shall be zoned Limited Commercial. No parcel within the C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, correctional placement residences, capsule/concrete plants, safety service, page zone, agriculture sales and service, commercial wireless communication facilities or theater. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
15. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
16. Amendments, adjustments or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.
17. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
18. 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.
19. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
20. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian and 53rd Street North with the proposed buildings within the subject property.
21. No development shall occur until such such time as municipal water and sewer service are provided to the site.
22. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.

PROPOSED USES FOR LOTS 1, 2, AND 3

The proposed general uses for all Parcels shall be any Commercial use permitted by-right in the LC Zoning District excluding night club in city, sexually oriented business, correctional placement residence, safety service, pawn shop, agricultural sales and service, commercial wireless communication facility, theatre, and tavern & drinking establishment. Car washes shall be allowed in compliance with the Supplementary Use Requirements of Article III, Section III-D.6.f of the Unified Zoning Code.

BENCHMARK:

CBM Benchmark at the intersection of Meridian and 53rd St. North, NE corner top of concrete handrail.

+4.00 ft north of center line
37.00 ft east of center line
30.00 ft SE of center canter line
0.00 ± ft of soil nailed to wall
30.00 ft east of center line

ELEV. = 1335.39 NAVD88 (94197 City Datum)

RESERVE "A"

A. Net Area	38,903 sq.ft. or 0.893 acres

PARCEL 1

A. Net Area	1,055,449 sq.ft. or 24.23 acres
B. Maximum Building Coverage	317,035 sq.ft. or 30 percent
C. Maximum Gross Floor Area	369,008 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 2

A. Net Area	81,894 sq.ft. or 1.88 acres
B. Maximum Building Coverage	16,504 sq.ft. or 30 percent
C. Maximum Gross Floor Area	28,566 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 3

A. Net Area	84,897 sq.ft. or 1.95 acres
B. Maximum Building Coverage	25,537 sq.ft. or 30 percent
C. Maximum Gross Floor Area	29,714 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 4

A. Net Area	37,496 sq.ft. or 0.86 acres
B. Maximum Building Coverage	11,249 sq.ft. or 30 percent
C. Maximum Gross Floor Area	13,124 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 5

A. Net Area	62,900 sq.ft. or 1.44 acres
B. Maximum Building Coverage	14,985 sq.ft. or 30 percent
C. Maximum Gross Floor Area	17,486 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 6

A. Net Area	48,888 sq.ft. or 1.12 acres
B. Maximum Building Coverage	14,666 sq.ft. or 30 percent
C. Maximum Gross Floor Area	17,108 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 7

A. Net Area	48,888 sq.ft. or 1.12 acres
B. Maximum Building Coverage	14,666 sq.ft. or 30 percent
C. Maximum Gross Floor Area	17,108 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 8

A. Net Area	69,026 sq.ft. or 1.58 acres
B. Maximum Building Coverage	16,026 sq.ft. or 30 percent
C. Maximum Gross Floor Area	17,908 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 9

A. Net Area	68,717 sq.ft. or 1.58 acres
B. Maximum Building Coverage	16,461 sq.ft. or 30 percent
C. Maximum Gross Floor Area	18,841 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 10

A. Net Area	43,996 sq.ft. or 1.01 acres
B. Maximum Building Coverage	14,665 sq.ft. or 30 percent
C. Maximum Gross Floor Area	17,108 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 11

A. Net Area	43,100 sq.ft. or 1.00 acres
B. Maximum Building Coverage	10,420 sq.ft. or 30 percent
C. Maximum Gross Floor Area	15,085 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 12

A. Net Area	1,776,939 sq.ft. or 40.77 acres
B. Maximum Building Coverage	318,412 sq.ft. or 30 percent
C. Maximum Gross Floor Area	604,016 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	Eight (8)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 13

A. Net Area	167,447 sq.ft. or 3.84 acres
B. Maximum Building Coverage	50,234 sq.ft. or 30 percent
C. Maximum Gross Floor Area	58,606 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 14

A. Net Area	47,878 sq.ft. or 1.09 acres
B. Maximum Building Coverage	14,363 sq.ft. or 30 percent
C. Maximum Gross Floor Area	16,757 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

PARCEL 15

A. Net Area	48,785 sq.ft. or 1.12 acres
B. Maximum Building Coverage	14,636 sq.ft. or 30 percent
C. Maximum Gross Floor Area	17,075 sq.ft.
D. Floor Area Ratio	35 percent
E. Maximum Number of Buildings	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks	See Drawing
H. Access Points	See Drawing

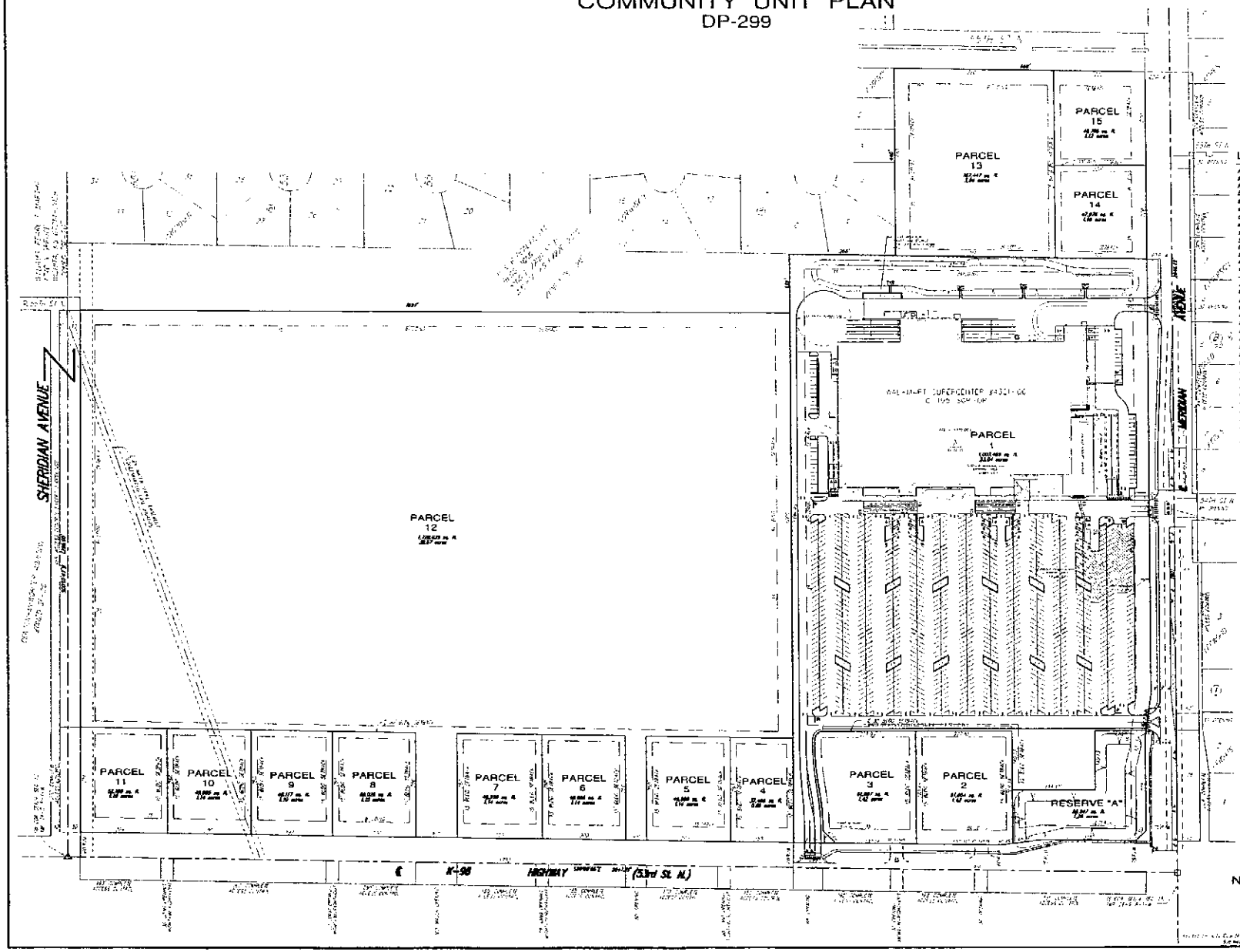
LEGAL DESCRIPTION:

All of Lot 1, Block A, Wilson Estate Addition to Sedgwick County, Kansas, EXCEPTING that part of the S½ of Sec. 11, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the intersection of the centerline of the canal from east to west of said Lot 1 with the south line of said S½ S. thence N89°59'57"E along this south line of said S½ 1,320.07 feet to a point 1,318.00 feet southerly distant north of the east line of S½ S. thence N00°00'00"E parallel with the east line of said S½ S. 1,646.08 feet; thence S89°59'57"W parallel with the south line of said S½ S. 1,318.00 feet to a point on the east line of said S½ S. thence S00°00'00"E along the east line of said S½ S. 1,646.08 feet to the point of beginning, except that part of said S½ S. described as follows: Beginning at the intersection of the centerline of the canal from east to west of said Lot 1 with the south line of said S½ S. thence N89°59'57"E along this south line of said S½ S. 1,320.07 feet to a point 1,318.00 feet southerly distant north of the east line of said S½ S. thence N00°00'00"E parallel with the east line of said S½ S. 1,646.08 feet; thence S89°59'57"W parallel with the south line of said S½ S. 1,318.00 feet to a point on the east line of said S½ S. thence S00°00'00"E along the east line of said S½ S. 1,646.08 feet to the point of beginning, EXCEPTING that part of said S½ S. described as follows: Commencing at the SE corner of said S½ S. thence N89°59'57"E along the south line of said S½ S. 1,318.00 feet to a point 1,318.00 feet northerly distant west of the east line of said S½ S. thence N00°00'00"E parallel with the east line of said S½ S. 1,646.08 feet to the point of beginning, thence continuing N00°00'00"E along the south line of said S½ S. 24.12 feet to a point 1,318.00 feet northerly distant west of the east line of said S½ S. thence N89°59'57"E parallel with the south line of said S½ S. 1,318.00 feet to the SE corner of said S½ S. thence N00°00'00"E along the east line of said S½ S. 1,298.08 feet; thence S89°59'57"E, 1,317.29 feet to a point 30.00 feet normally distant west of the east line of said S½ S. thence S00°00'00"E parallel with the east line of said S½ S. 1,322.20 feet to a point 30.00 feet normally distant north of the south line of said S½ S. thence S89°59'57"W parallel with the south line of said S½ S. 1,317.29 feet to a point on the east line of said S½ S. thence S00°00'00"E along the east line of said S½ S. 1,322.20

NORTHGATE COMMERCIAL PARK

COMMUNITY UNIT PLAN

DP-299



LEGAL DESCRIPTION:

All of Lot 1, Block A, Maize State Bank Addition to Sedgwick County, Kansas, TOGETHER with that part of the SE ¼ of Sec 15, Twp. 26-S, R-1W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the intersection of the southerly extension of the east line of said Lot 1 with the south line of said SE ¼; thence N89°59'00"E along the south line of said SE ¼, 300.07 feet to a point 675.00 feet normally distant east of the east line of SE ¼; thence N00°00'00"E parallel with the east line of said SE ¼, 1464.00 feet; thence S89°59'00"E parallel with the south line of said SE ¼, 675.07 feet to a point on the east line of said SE ¼; thence S00°00'00"E along the east line of said SE ¼, 1075.00 feet to the intersection with the westerly extension of the north line of Lot 1, Block A, of said Maize State Bank Addition; thence easterly along said extended north line, 375.00 feet to the NW corner of said Lot 1; thence southerly along the east line of said Lot 1, and an extended southerly, 175.00 feet to the point of beginning. TOGETHER with that part of said SE ¼ described as follows: Commencing at the SE corner of said SE ¼; thence N89°59'00"E along the south line of said SE ¼, 675.07 feet to a point 675.00 feet normally distant east of the east line of said SE ¼ and for a point of beginning; thence continuing N89°59'00"E along the south line of said SE ¼, 330.51 feet; thence N00°00'00"E parallel with the east line of said SE ¼, 1464.00 feet; thence S89°59'00"E parallel with the south line of said SE ¼, 330.51 feet to a point 675.00 feet normally distant east of the east line of said SE ¼; thence S00°00'00"E parallel with the east line of said SE ¼, 1464.00 feet to the point of beginning. TOGETHER with that part of said SE ¼ described as follows: Commencing at the SE corner of said SE ¼; thence N89°59'00"E along the south line of said SE ¼, 675.07 feet to a point 675.00 feet normally distant east of the east line of said SE ¼; thence continuing N89°59'00"E along the south line of said SE ¼, 330.51 feet for a point of beginning; thence continuing N89°59'00"E along the south line of said SE ¼, 20.12 feet to a point 910.62 feet normally distant east of the east line of said SE ¼; thence N00°00'00"E parallel with the east line of said SE ¼, 1464.00 feet; thence S89°59'00"E parallel with the south line of said SE ¼, 20.12 feet; thence S00°00'00"E parallel with the east line of said SE ¼, 1464.00 feet to the point of beginning. TOGETHER with that part of said SE ¼, described as follows: Commencing at the SE corner of said SE ¼; thence N89°59'00"E along the south line of said SE ¼, 675.07 feet to a point 675.00 feet normally distant east of the east line of said SE ¼; thence continuing N89°59'00"E along the south line of said SE ¼, 330.51 feet; thence continuing N89°59'00"E along the south line of said SE ¼, 20.12 feet to a point 913.62 feet normally distant east of the east line of said SE ¼ and for a point of beginning; thence continuing N89°59'00"E along the south line of said SE ¼, 1717.31 feet to the SW corner of said SE ¼; thence N00°10'43"E along the west line of said SE ¼, 1,780.00 feet; thence S89°49'20"E, 1737.29 feet to a point 913.62 feet normally distant east of the east line of said SE ¼; thence S00°00'00"E parallel with the east line of said SE ¼, 1314.77 feet to the point of beginning. and TOGETHER with that part of said SE ¼, described as follows: Commencing at the SE corner of said SE ¼; thence N00°00'00"E along the east line of said SE ¼, 1464.00 feet for a point of beginning; thence N89°59'00"W parallel with the south line of said SE ¼, 660.87 feet to a point on the west line of the SE ¼ of the NE ¼ of said SE ¼; thence N00°02'41"E along the west line of the SE ¼ of the NE ¼ of said SE ¼, 440.37 feet to a point 91.00 feet normally distant south of the north line of the SE ¼ of the NE ¼ of said SE ¼; thence S89°59'14"E parallel with the north line of the SE ¼ of the NE ¼ of said SE ¼, 660.54 feet to a point on the east line of said SE ¼; thence S00°00'00"E along the east line of said SE ¼, 439.63 feet to the point of beginning, all being subject to road rights-of-way of record.

BENCHMARK:

CGS BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL

14.00 FT NORTH OF CENTER LINE.
37.00 FT EAST OF CENTER LINE.
60.00 FT NE OF SECTION CORNER MON.
9.00 FT NE OF END RADIUS TO CURB
26.00 FT EAST OF SECTION LINE

ELEV. = 1331.37 NGVD29 (1412.37 CITY DATUM)

SCALE: 1" = 100'

DP-299

NORTHGATE COMMERCIAL PARK
COMMUNITY UNIT PLAN

Baughman Company, P.A.