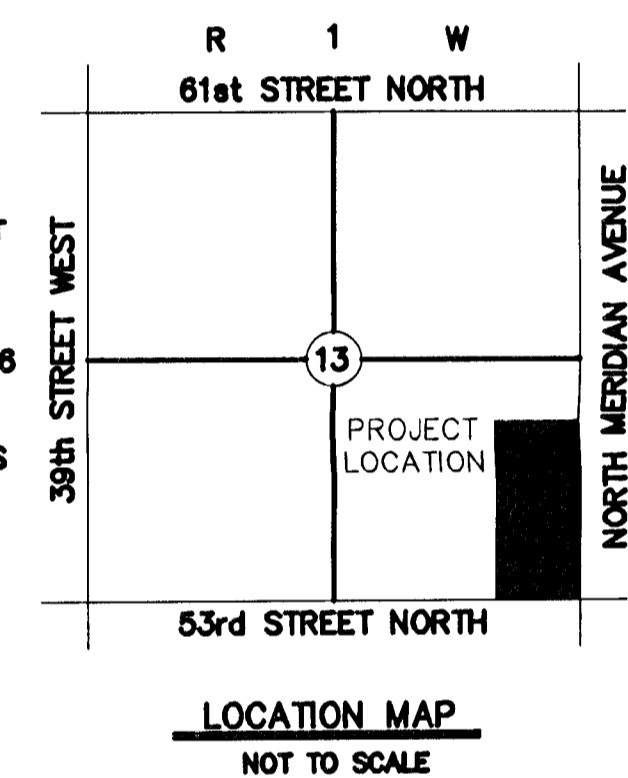
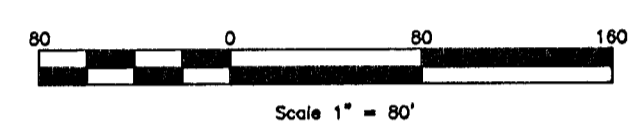
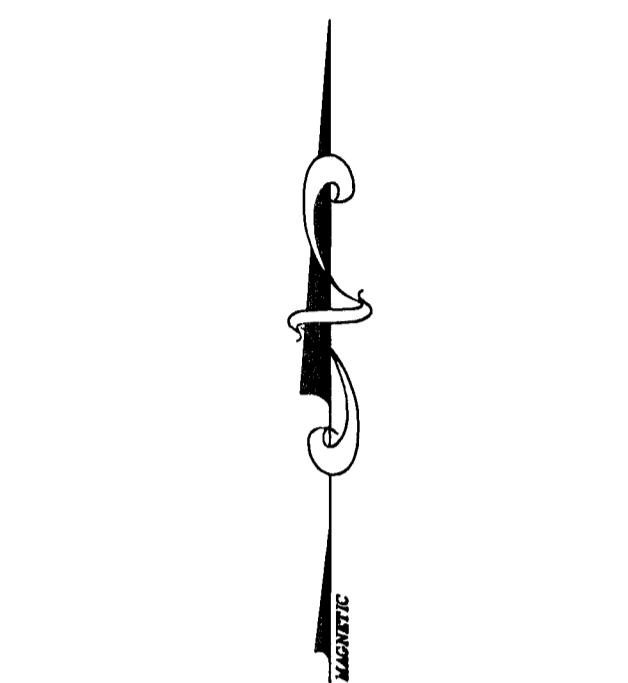


D.P. 299

NORTHGATE COMMERCIAL PARK 1ST ADDITION C.U.P.



PROPOSED USES

THE PROPOSED GENERAL USE 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.6.1 OF THE UNIFIED ZONING CODE.

PARCEL NO. 1

TOTAL NET AREA 905,634.18 SQ. FT. ± OR 20.79 ACRES ±
MAXIMUM GROSS FLOOR AREA 30% OR 297,481.73 SQ. FT. ±
MAX. LAND COVERAGE 30% OR 297,481.73 SQ. FT. ±
MAX. BUILDING HEIGHT 35 FEET (GAUGES MEASURED TO MID-POINT)
MINIMUM SETBACK ADJACENT TO 53rd STREET NORTH 35', ADJACENT TO MERIDIAN AVE. 35', ADJACENT TO WEST PROPERTY LINE 35'

LINE	BEARING	LENGTH
L1	N 89°57'37" W	60.01'
L2	S 00°48'32" E	68.50'
L3	S 00°48'32" E	14.64'
L4	S 13°10'23" W	84.81'±
L5	S 70°02'12" W	141.82'±
L6	N 89°57'37" W	45.68'
L7	S 78°00'12" W	103.08'
L8	N 89°57'37" W	48.20'
L9	S 45°48'32" E	21.21'

PARCEL NO. 2

TOTAL NET AREA 66,211.20 SQ. FT. ± OR 1.52 ACRES ±
MAXIMUM GROSS FLOOR AREA 30% OR 18,844.05 SQ. FT. ±
MAX. LAND COVERAGE 30% OR 18,844.05 SQ. FT. ±
MAX. BUILDING HEIGHT 35 FEET
MINIMUM SETBACK ADJACENT TO 53rd STREET NORTH 35'

PARCEL NO. 3

TOTAL NET AREA 67,082.40 SQ. FT. ± OR 1.54 ACRES ±
MAXIMUM GROSS FLOOR AREA 30% OR 18,917.98 SQ. FT. ±
MAX. LAND COVERAGE 30% OR 18,917.98 SQ. FT. ±
MAX. BUILDING HEIGHT 35 FEET
MINIMUM SETBACK ADJACENT TO 53rd STREET NORTH 35', ADJACENT TO N. MERIDIAN AVE. 35'

CURVE	RADIUS	LENGTH	CHORD BEARING	DELTA
C1	606.87'	106.38'	N 09°50'33" W	108.22'
C2	184.87'	113.23'	N 89°24'51" W	118.96'
C3	184.87'	30.58'	S 44°52'34" E	24.26'

LOT #	QUARTER	SECTION	TOWNSHIP	RANGE
01	06S	13E	N 09	05W
02	06S	13E	N 09	05W
03	06S	13E	N 09	05W
04	06S	13E	N 09	05W

DATE	REVISION	BY	DATE
1/12/08	1	JWW	1/12/08
1/24/07	2	TEN	1/24/07

DATE	SCALE	SHEET NO.
9/28/06	1"=100'	1 OF 1

PROJECT NO.	ENGINEER
4344	TERENCE L. HAYNES, P.E. #14583

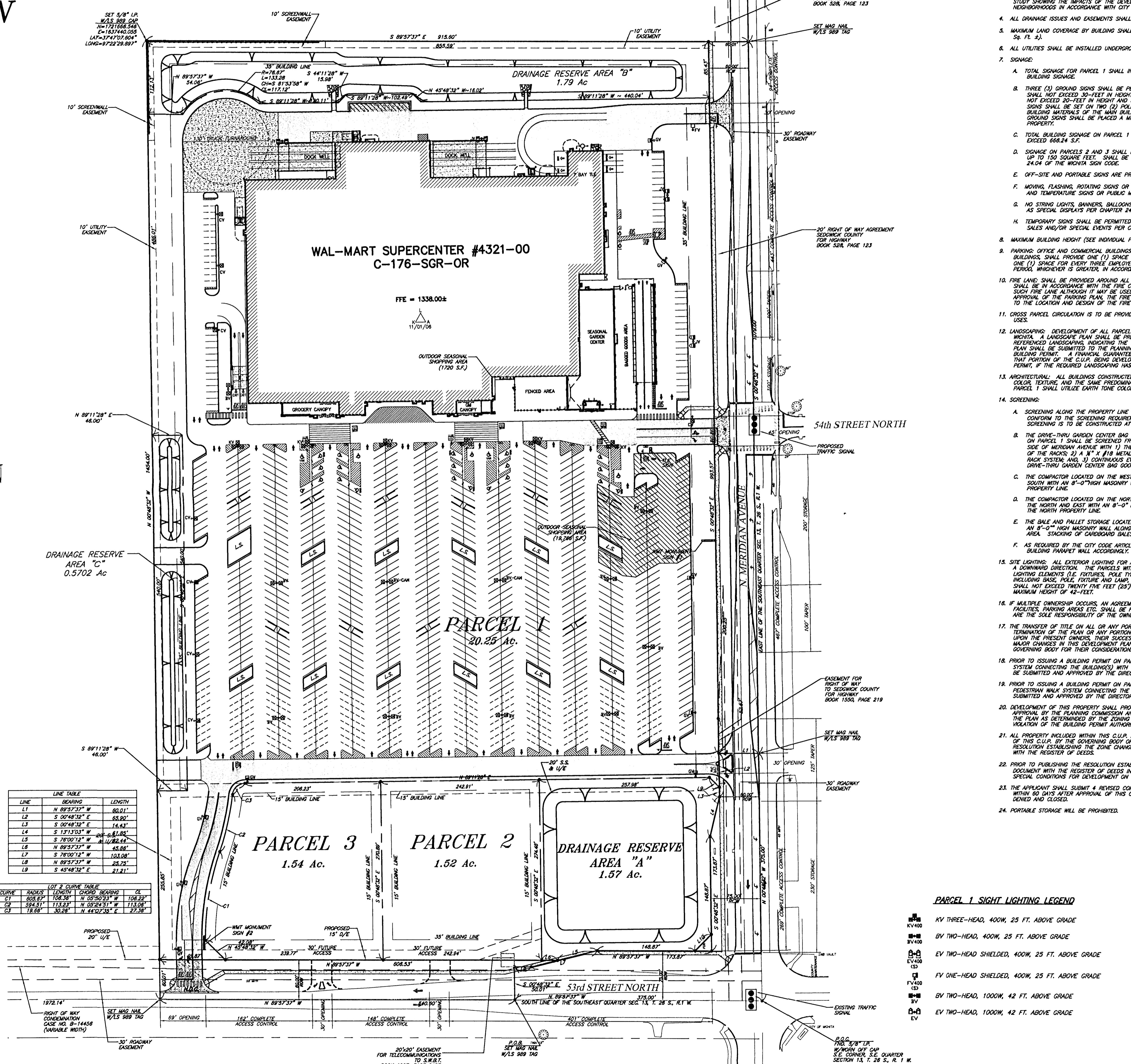
DATE	SCALE	SHEET NO.
9/28/06	1"=100'	1 OF 1

PROJECT NO.	ENGINEER
4344	TERENCE L. HAYNES, P.E. #14583

DATE	SCALE	SHEET NO.
9/28/06	1"=100'	1 OF 1

PROJECT NO.	ENGINEER
4344	TERENCE L. HAYNES, P.E. #14583

DATE	SCALE	SHEET NO.
9/28/06	1"=100'	1 OF 1



GENERAL PROVISIONS

- THIS COMMUNITY UNIT PLAN CONTAINS A TOTAL NET AREA OF 27.23 ACRES ± (LESS STREET RIGHTS OF WAY).
- THE DEVELOPMENT CONTAINS THREE (3) PARCELS PERMITTING LIMITED COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES.
- 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 REGULATIONS.
- ALL DRAINAGE ISSUES AND EASEMENTS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- MAXIMUM LAND COVERAGE BY BUILDING SHALL NOT EXCEED 30 PERCENT OF THE TOTAL SITE (531,146.29 SQ. FT. ±).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE:
 - TOTAL SIGNAGE FOR PARCEL 1 SHALL INCLUDE THE TOTAL AREA OF THE EXTERIOR GROUND SIGNS AND BUILDING SIGNAGE.
 - 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) TLE 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 WAPPED POLE COVERS OF MATERIALS SIMILAR TO EXTERIOR BUILDING MATERIALS OF THE MAIN BUILDING OF PARCEL 1. THE TLE 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.
 - TOTAL BUILDING SIGNAGE ON PARCEL 1 FACING 53RD STREET AND FACING N. MERIDIAN AVE. SHALL NOT EXCEED 666.24 SQ. FT.
 - 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. SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ZONING DISTRICT CHAPTER 24.04 OF THE WICHITA SIGN CODE.
 - OFF-SITE AND PORTABLE SIGNS ARE PROHIBITED.
 - MOVING, FLASHING, ROTATING SIGNS OR SIGNS THAT CREATE THE ILLUSION OF MOVEMENT (EXCEPT FOR TIME AND TEMPERATURE SIGNS OR PUBLIC MESSAGE BOARDS) ARE PROHIBITED.
 - NO STROBE LIGHTS, STROBE FLASHERS, STROBE LIGHTS, OR SIMILAR DEVICES SHALL BE PERMITTED EXCEPT AS SPECIAL DISPLAYS PER CHAPTER 24.04.040 OF THE WICHITA SIGN CODE.
 - 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.
 - MAXIMUM BUILDING HEIGHT (SEE INDIVIDUAL PARCEL DESCRIPTIONS).
 - 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 CUBIC FEET OF THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, WHICHEVER IS GREATER, IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
 - FIRE LANS: SHALL BE PROVIDED AROUND ALL STRUCTURES CONSTRUCTED WITHIN THESE PARCELS. SAID FIRE LANE SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SUCH FIRE LANE ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE C.U.P. THE OWNER OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN TO THE LOCATION AND DESIGN OF THE FIRE LANE.
 - CROSS PARCEL CIRCULATION IS TO BE PROVIDED FOR ALL PARCELS PLATTED FOR RETAIL, COMMERCIAL OR OFFICE USES.
 - LANDSCAPING: DEVELOPMENT OF ALL PARCELS SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN SHALL BE PREPARED BY A 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.
 - ARCHITECTURAL: ALL BUILDINGS CONSTRUCTED ON PARCELS SHALL SHARE UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. EXTERIOR BUILDING MATERIALS ON PARCEL 1 SHALL UTILIZE EARTH TONE COLORS IN A VARIETY OF TEXTURES WITH DARK BLUE ACCENTS.
 - SCREENING:
 - 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 AT THE TIME THAT A BUILDING PERMIT IS ISSUED FOR PARCEL 1.
 - THE DRIVE-THRU GARDEN CENTER BAG GOODS AREA LOCATED ON THE EAST SIDE OF THE PROPOSED BUILDING ON PARCEL 1 SHALL BE SCREENED FROM THE ADJACENT RESIDENTIAL PROPERTY ON THE EAST SIDE OF MERIDIAN AVENUE WITH (1) THE USE OF 4'-8" KNEE WALLS AND PLASTERS LOCATED ON THE OUTSIDE OF THE BAGS (2) A 4" X 4" METAL WIRE PANEL AND ORNAMENTAL METAL FENCING ATTACHED TO THE HIGH RACK SYSTEM AND, (3) CONTINUOUS EVERGREEN LANDSCAPING LOCATED ALONG MERIDIAN AVENUE BETWEEN THE DRIVE-THRU GARDEN CENTER BAG GOODS AREA AND ADJACENT RESIDENTIAL PROPERTIES.
 - THE COMPACTOR LOCATED ON THE WEST SIDE OF THE BUILDING ON PARCEL 1 SHALL BE SCREENED FROM THE SOUTH WITH AN 8'-0" HIGH MASONRY WALL AND THE 8'-FOOT SOLID SCREEN FENCE ALONG THE WEST PROPERTY LINE.
 - 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.
 - THE SALE 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 SALE AND PALLET STORAGE AREA. STACKING OF CARDBOARD BALES AND PALLETS SHALL NOT EXCEED THE HEIGHT OF THE MASONRY WALL.
 - AS REQUIRED BY THE CITY CODE ARTICLE V B, THE ROOF MOUNTED EQUIPMENT WILL BE SCREENED BY THE BUILDING PARAPET WALL ACCORDINGLY.
 - 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 CONSISTENT PARKING PARCEL LIGHTING ELEMENTS (I.E. FIXTURES, POLE TYPE, LAMPS, ETC.). THE MAXIMUM HEIGHT OF A LIGHT STANDARD, INCLUDING BASE, POLE, FIXTURE AND LAMP, 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:
 - 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.
 - THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THIS PLAN. BUT SAID PLAN SHALL REMAIN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. MAJOR CHANGES IN DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
 - PRIOR TO ISSUING A BUILDING PERMIT ON PARCEL 1, A PLAN FOR VEHICULAR CIRCULATION AND PEDESTRIAN WALK SYSTEM CONNECTING THE BUILDING(S) WITH THE SIDEWALKS ALONG N. MERIDIAN AVENUE (FROM PARCEL 1) SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.
 - 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.
 - 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 FROM 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.
 - ALL PROPERTY INCLUDED WITHIN THIS C.U.P. AND ZONE CASE SHALL BE PLATTED WITHIN ONE YEAR AFTER APPROVAL OF THIS 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.
 - 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 D.P. 288) INCLUDES SPECIAL CONDITIONS FOR DEVELOPMENT ON THIS PROPERTY.
 - THE APPLICANT SHALL SUBMIT 4 REVERSED 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.
 - PORTABLE STORAGE WILL BE PROHIBITED.

PARCEL 1 LIGHT LIGHTING LEGEND

- RV400 KY THREE-HEAD, 400W, 25 FT. ABOVE GRADE
- BV400 BY TWO-HEAD, 400W, 25 FT. ABOVE GRADE
- EV400 EV TWO-HEAD SHIELDED, 400W, 25 FT. ABOVE GRADE
- FV400 FV ONE-HEAD SHIELDED, 400W, 25 FT. ABOVE GRADE
- TV1000 TV TWO-HEAD, 1000W, 42 FT. ABOVE GRADE
- UV1000 UV TWO-HEAD, 1000W, 42 FT. ABOVE GRADE

COMMUNITY UNIT PLAN D.P. 299

NORTHGATE COMMERCIAL PARK
1ST ADDITION

53rd STREET N. & N. MERIDIAN AVE.
WICHITA, KANSAS

SPEAR & McCABLE CO., P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859

SMC

CERTIFICATE OF AUTHORIZATION NO. CA 484 EXP 8/30/2007

No.	Revision	By	Date
1	REVISED RECOMMENDATIONS	JWW	10/14/06
2	REV CITY OF WICHITA COMMENTS	TEN	1/24/07

DATE: 9/28/06 SCALE: 1"=100' SHEET NO. 1 OF 1

DRAWN BY: JWW PROJECT NO.: 4344 ENGINEER: TERENCE L. HAYNES, P.E. #14583