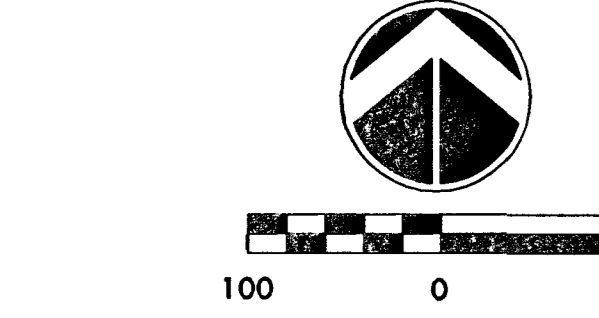


VICINITY MAP



LEGEND

- TELEPHONE RISER
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD ELECTRIC
- GAS METER
- SANITARY SEWER MANHOLE
- SECTION CORNER
- SIGN
- TREES
- EDGE OF TREES
- FENCE
- GATE
- POWER POLE/GUY ANCHOR
- ELECTRIC BOX
- POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER

DEVELOPMENT GUIDELINES

General Provisions

1. Area: The total development contains 19.21 acres of land more or less.

2. Parcel Descriptions:

Summary:
 Total allowable floor ratio = .30
 Minimum Building Setbacks (applies to all parcels as shown)
 Arterial street setback = 35'
 Interior side setback = 10' (See C.P. #8)

Parcel 1
 Gross Area = 12.18 Ac. or 530,355 sq. ft.
 Maximum Height = 35 feet
 Max. Building Coverage = 30%
 Max. Gross Floor Area = 35% or 185,624 sq. ft.
 Floor Area Ratio = 0.35

Parcel 2
 Gross Area = 6.82 Ac. or 297,184 sq. ft.
 Maximum Height = 35 feet
 Max. Building Coverage = 30%
 Max. Gross Floor Area = 35% or 104,014 sq. ft.
 Floor Area Ratio = 0.30

Reserve "A"
 Gross Area = 0.21 Ac. or 9305 sq. ft.
 Allowable Building(s) = none

3. Permitted Uses on Parcels 1 and 2 are as follows:

- A. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use.
- B. Prohibit drive-through windows (for restaurants, banks, etc.) located within 200 feet of residential zoning and ensure queuing lanes for drive-through windows do not align vehicle headlights facing residential zoning.
- C. Parcel 1: All uses permitted in Limited Commercial Zoning District, EXCEPT,
 - 1. Group Residence - both General and Limited; Correctional Placement Residence - both General and Limited; Recycling Collection Station, Private; Recycling Collection Station, Utility Major and Minor; Helipad, Kennel, Boarding/Breeding/Training, Night Club in the City and County; Pawn Shop; Sexually Oriented Business, Cemetery, All Industrial / Manufacturing / Extractive Uses.
 - 2. Queuing for drive-through lanes (restaurants, ATM's etc) shall not direct vehicle headlights on to single-family residential lots.
- D. Parcel 2: All uses permitted in Neighborhood Retail Zoning District, EXCEPT,
 - 1. Group Residence Limited; Correctional Placement Residence Limited; Utility Minor; Pawn Shop; All Industrial / Manufacturing / Extractive Uses.
 - 2. Queuing for drive-through lanes (restaurants, ATM's etc) shall not direct vehicle headlights on to single-family residential lots.
 - 3. The Limited Commercial use of Animal Care Limited.
 - 4. All uses permitted in Multi-Family 18.

4. Architectural Controls:

All buildings within the C.U.P. shall share a uniform architectural character, color, and some predominate exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material.

5. Landscaping for this site shall be required as follows:

- A. Landscaped street yards, buffers, and parking lot landscaping/screening, shall utilize a shared palette of landscape materials and shall be in accordance with the City of Wichita Landscape Ordinance.
- 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 Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
- 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.

6. Lighting:

- A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
- B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
- C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
- D. Light poles including above ground base shall be limited to 25 feet tall, except 15 feet tall when within 100 feet of residential zoning or residential uses.
- E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

7. Screening for this site shall be required as follows:

- A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials; and as per Wichita-Sedgwick County Unified Zoning Code.
- B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately and individually screened with materials matching or similar to the building facade hiding them from ground view.
- C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
- D. Outdoor display and storage is also subject to conditions of Section III-B.1.4.a for all Parcels.
- E. A screening wall in conformance with Section III-C.2.b shall be constructed along the west lines of Parcels 1 and 2. A masonry wall will be installed along the north side of Parcel 1, unless the abutting northern property is rezoned to a non-residential zoning. The berming and landscaping within Reserve "A" shall consist of evergreens placed at minimum rate of one tree per 15 feet of property line atop a minimum of three foot high berm.
- F. Masonry walls as located / stated above shall be constructed at least six feet but not more than eight feet high. They shall consist of a solid wall constructed of brick, stone, masonry, architectural tile, or other similar material (not including wood or woven wire). Construction of the walls will require a building permit(s). No wall shall be constructed in a utility easement, however utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit(s).

8. Setbacks:

Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required.

9. Parking:

All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

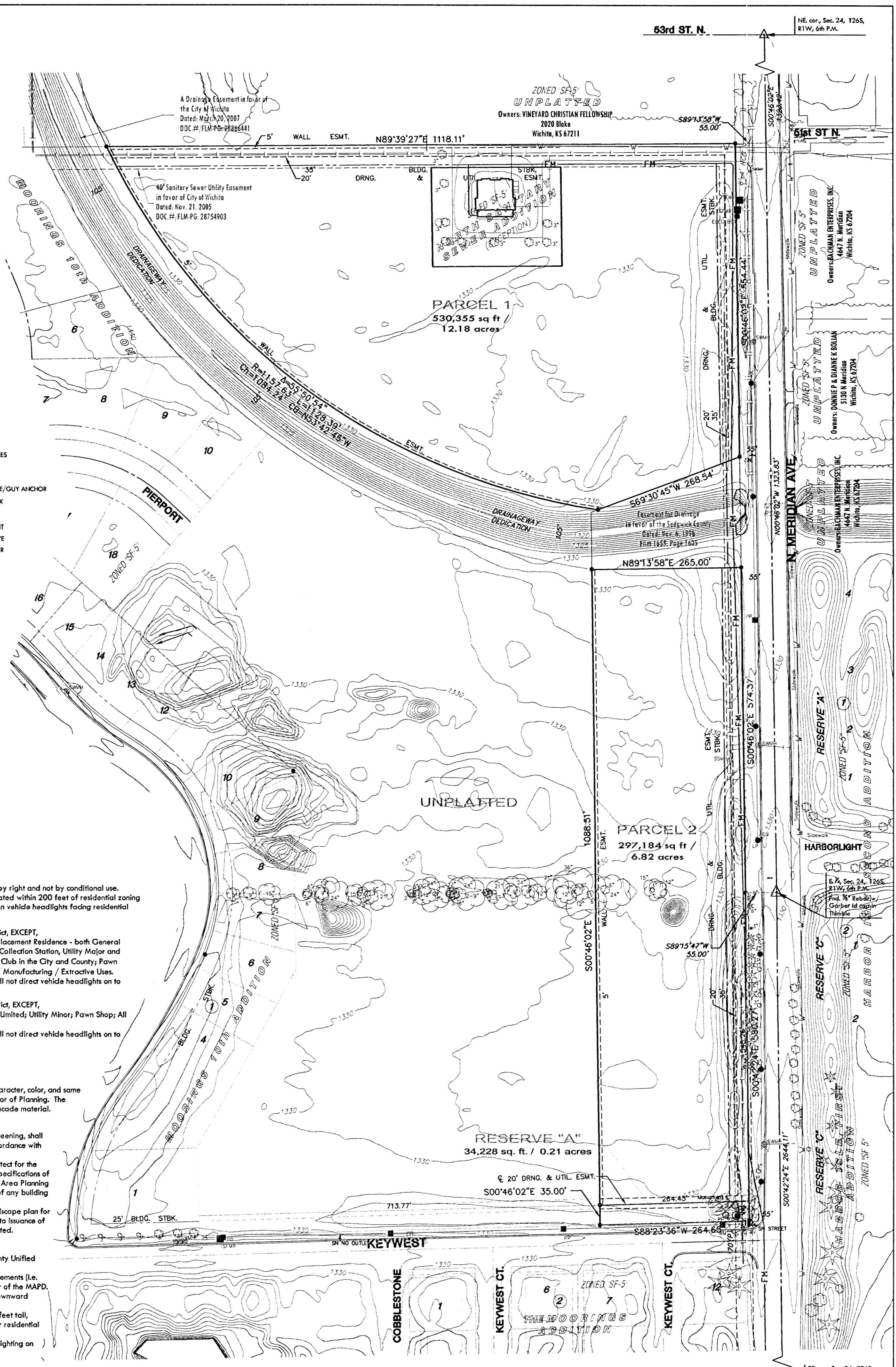
- 10. Signs: As permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
 - A. All Parcels are subject to the requirements of the Sign Code for the City of Wichita for LC Zoning District except as noted here-with.
 - B. No flashing, moving, portable, off-site-billboards, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
 - C. Ground signs shall all consist of monument style signs and share similar elements of design. Two (2) signs along N. Meridian Avenue shall have a maximum height of 25 feet and a maximum sign face area of 120 square feet to be used for development identification as well as tenant signs for tenants within the C.U.P. These two signs shall not be placed closer than 75 feet to one another along N. Meridian Avenue. Additional monument signs shall have a maximum height of 10 feet and a maximum sign face area of 120 square feet.
 - D. Signs shall be spaced a minimum distance of 150 feet apart, provided however, that this spacing may be reduced to 100 feet between the development identification sign(s) and the adjacent monument sign. However, calculations of the maximum number of sign locations per street frontage shall be based on a distance separation of 150 feet between sign locations allowing a maximum of ten (10) signs on N. Meridian Avenue and no signs along Keywest Street.
 - E. The total amount of sign face area of freestanding signage along the arterial street shall not exceed 0.8 times the linear frontage of N. Meridian Avenue.
 - F. No signs shall be allowed to face the single family residential lots to the south and or west, however, non-lighted signs are allowed to face towards the south and west property lines.
 - G. Window signage shall be limited to 25% of window area.
- 11. The following transportation improvements and Parcel access shall be provided:
 - A. Cross-lot dralation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
 - B. Guarantee decal lanes and left turn lanes into full movement openings at time of platting. All other guarantees for specific street improvements shall be determined at the time of platting.
 - C. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator and Traffic Engineer.
 - D. The traffic circulation plan shall assure smooth internal vehicular movements, joint use of ingress / egress openings as required by the Access Management Policy, and assure that the main drives are not blocked by parking spaces directly backing onto the main drive dikes. The pedestrian circulation system shall connect buildings of similar usage within the development to each other and to the arterial sidewalks on Meridian Avenue, and may connect to adjoining properties.
 - E. A site traffic and pedestrian circulation plan for each parcel, upon request for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.
- 12. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
- 13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
- 14. Reserve: Reserve "A" is designated for open space / screening, sidewalks, berms, landscaping, irrigation, and utilities confined by easements. A drive accessing Parcel 2 is allowed from Keywest Street within the east most 250 feet.
- 15. All proposed new utilities shall be installed underground.
- 16. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right-of-way, easements, and pavement widths on public private streets shall be resolved at the time of final platting.
- 17. Title: The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- 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 within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

COMMUNITY UNIT PLAN DP - 311

THE MOORINGS PLAZA II

OWNERS / DEVELOPER: CBB NORTHLAKES LLC Attn: Kurt and Brad Bachman 4647 N. Meridian Wichita, KS, 67204 (316) 838-6789

MKEC ENGINEERING CONSULTANTS, INC.
 411 N. WEBB ROAD WICHITA, K.S. 67208 316 - 684 - 9600



NE cor. Sec. 24, T26S, R1W, 6th P.M.

SE cor. Sec. 24, T26S, R1W, 6th P.M.

SE cor. Sec. 24, T26S, R1W, 6th P.M. MKEC CLS 39' lot case in the block

Revised per MAPD Document dated April 11, 2008 and City Council Minutes dated May 13, 2008

City of Wichita Planning Department 1217 N. 2nd St. Wichita, KS 67202