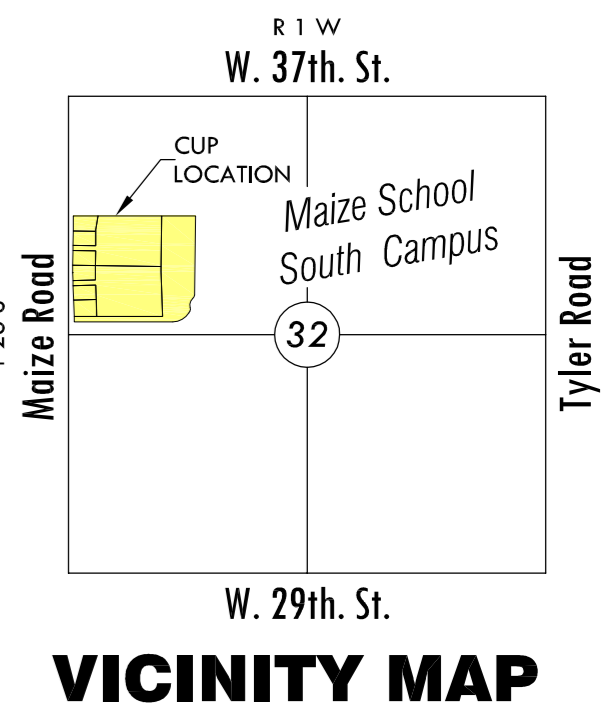


DEVELOPMENT GUIDELINES

General Provisions

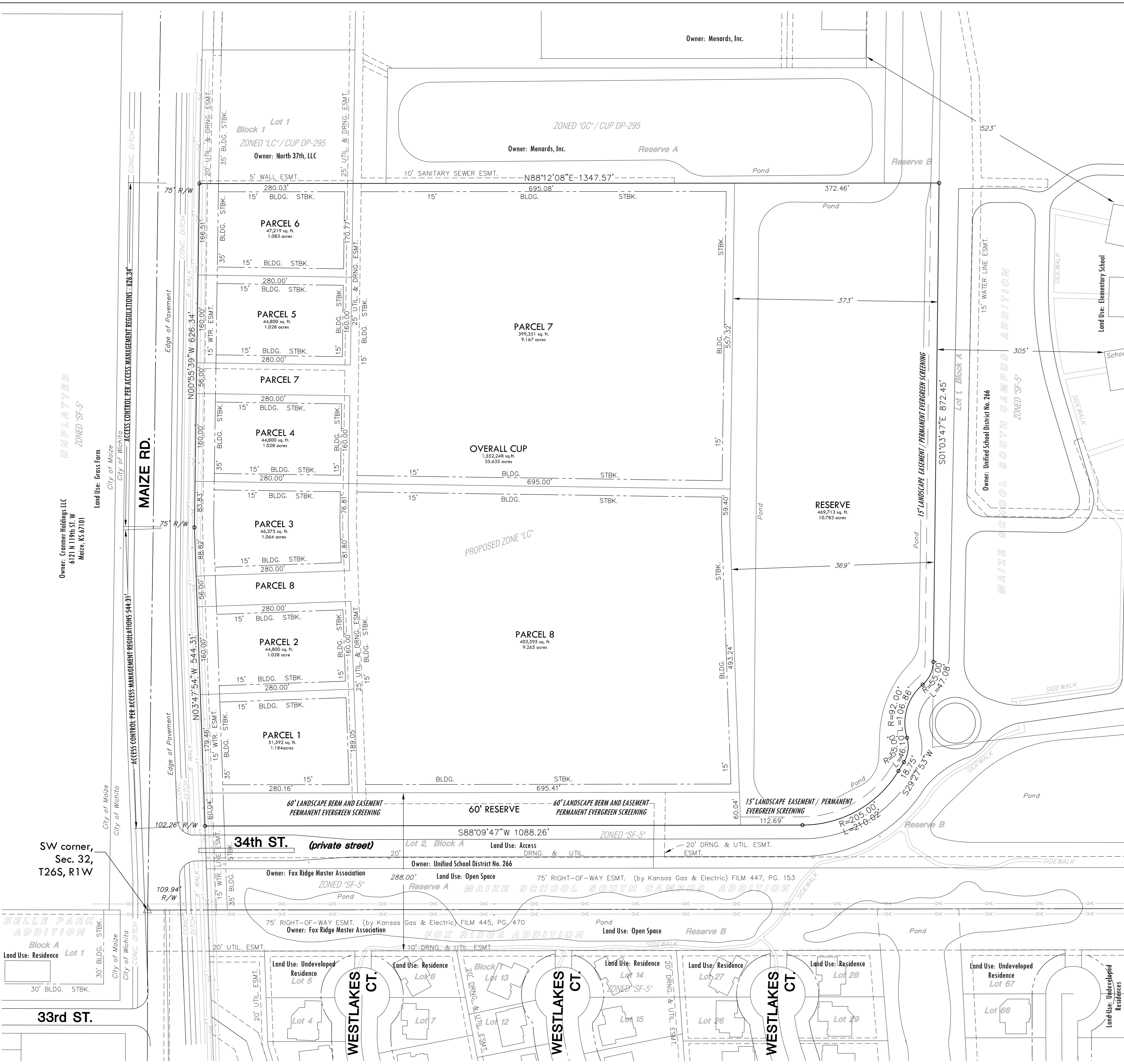
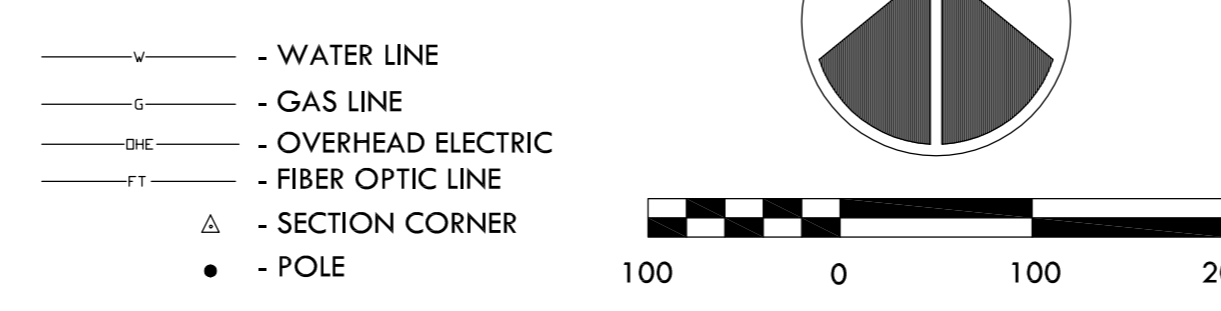
- Area:** The total development contains 35.635 acres of land with a net land area of 24.852 acres.
- Parcel Descriptions:**
 - Summary:**
 - Total allowable buildings = 24 (excluding accessory structures)
 - Total allowable floor ratio = .32 (may be adjusted from parcel to parcel)
 - Minimum Building Setbacks: (applies to all parcels as shown)
 - Arterial Street setback = 35'
 - Interior side setback = 15'
 - Rear setback = 15'
- Parcel 1:** Gross Area= 1.184 Ac. or 51,592 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s) = 2 Max. Gross Floor Area=35% or 18,057 s.f. Floor Area Ratio=0.35
- Parcel 2:** Gross Area= 1.028 Ac. or 44,800 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s) = 2 Max. Gross Floor Area=35% or 15,680 s.f. Floor Area Ratio=0.35
- Parcel 3:** Gross Area= 1.064 Ac. or 46,375 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s) = 2 Max. Gross Floor Area=35% or 16,231 s.f. Floor Area Ratio=0.35
- Parcel 4:** Gross Area= 1.028 Ac. or 44,800 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s) = 2 Max. Gross Floor Area=35% or 15,680 s.f. Floor Area Ratio=0.35
- Parcel 5:** Gross Area= 1.028 Ac. or 44,800 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s) = 2 Max. Gross Floor Area=35% or 15,680 s.f. Floor Area Ratio=0.35
- Parcel 6:** Gross Area= 1.083 Ac. or 47,219 s.f. Maximum Height=35 feet Max. Building Coverage=30% Maximum Building(s) = 2 Max. Gross Floor Area=35% or 16,527 s.f. Floor Area Ratio=0.35
- Parcel 7:** Gross Area= 9.167 Ac. or 399,351 s.f. Maximum Height=52 feet for Hotel or Office 35 feet for all other occupied structures Max. Building Coverage=30% Maximum Building(s) = 6 Max. Gross Floor Area=30% or 119,805 s.f. Floor Area Ratio=0.30
- Parcel 8:** Gross Area= 9.265 Ac. or 403,595 s.f. Maximum Height=52 feet for Hotel or Office 35 feet for all other occupied structures Max. Building Coverage=30% Maximum Building(s) = 6 Max. Gross Floor Area=30% or 121,079 s.f. Floor Area Ratio=0.30
- The following uses are permitted for all Parcels within the C.U.P.:**
 - A. All Parcels allow for all uses permitted within the Limited Commercial Zoning District (LC), except the uses listed below:**
 - Manufactured Home, Cemetery, Correctional Placement Residences, Recycling Collection Stations, Reverse Vending Machine, Utility Minor, Utility Major, Animal Kennels, Night Clubs, Pawn Shop, Recreational Vehicle Campground, Second Hand Store, Tavern and Drinking Establishment, Vehicle and Equipment Sales Outdoor, Warehouse, Asphalt or Concrete Plant Limited. Additionally, the following uses are prohibited within the south 100 feet of Parcels 1 and 8: convenience stores, service stations, auto repair, car washes. Car Washes in the CUP shall be subject to the supplementary use regulations of Sec. III-D.6.f. of the Unified Zoning Code.
 - B. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.**
- Architectural Controls:** With exception to Parcel 7 and 8, all buildings within the C.U.P. shall share a uniform architectural character, color, and some predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas. The building(s) walls shall not utilize metal as a predominant exterior facade material, unless approved by the Director of Planning.
- 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 and 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.
- Landscaping for this site shall be required as follows:**
 - A. Landscaped street yards, buffers, and parking lot landscaping and screening -** 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.**
- 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 27 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. Light poles along the east lines of Parcels 7 and 8 shall be limited to 15 feet.**
 - E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.**
- Screening for this site shall be required as follows:**
 - A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.**
 - B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide 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. Masonry walls shall be substituted with evergreen screening along the south and eastern boundaries of the CUP. A double row of evergreens shall be placed upon a 4 to 7 foot tall earthen berm along the south line of Parcels 1 and 8. A single row of evergreens shall be planted from the southeast corner of Parcel 8 and continue along the edge of the Reserve to the northeast corner of the Reserve. If the CUP obtains access to 34th Street, a double row of evergreens shall be planted on the south side of 34th Street where there are access openings. All evergreens shall be planted a minimum rate of 12 feet on center.**
- Setbacks:** Setbacks are as follows and 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 are not required. Also see Parcel Descriptions for building setbacks.
- Reserves:** The location and size of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment. Reserves without identified uses are limited to drainage, utilities, landscape buffers or similar uses unless modified by a CUP adjustment or amendment.
- Parking:** All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
- No occupancy permits shall be issued for any development without services by municipal water and sewer services.**
- All proposed new utilities shall be installed underground.**
- Signs:** As permitted under the current 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 Limited Commercial (LC) Zoning District.**
 - B. No flashing, moving, portable, billboard, banner, or pennant signs shall be permitted (except for signs showing time and temperature).**
 - C. Building signage shall be permitted within the C.U.P. and per the current Sign Code.**
 - D. Accent lighting of monument signs shall be permitted.**
 - E. Window signage shall be limited to 25% of window area. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage.**
 - F. All signs along Maize Road shall be monument or pylon type sign. There are two sizes of proposed signs: Small Tenant, Large Development Identification/Tenant Pylon.**
 - Small Tenant Monuments are limited as follows:**
 - Allowed Locations - Parcels 1, 2, 3, 4, 5, and 6 are allowed 1 sign
 - Maximum height - 20 feet (except the south 300' which is limited to 15 feet)
 - Maximum sign area - 90 square feet each
 - Minimum distance between signs - 150 feet except, when adjacent to Large Pylon 100 feet
 - Large Development Identification/Tenant Pylons are limited as follows:**
 - Allowed Locations - Two along Maize Road (not permitted in the south 300' of CUP) For Parcels 7 and 8
 - Maximum height - 30 feet
 - Maximum sign area - 200 square feet each
 - Minimum distance between signs - 50 feet
- The following transportation improvements and Parcel access shall be provided:**
 - A. Cross-street circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.**
 - B. Guarantees for specific street and or signalization improvements for Maize Road shall be further reviewed and determined at the time of final platting.**
 - C. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.**
 - D. 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. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.**
- 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.
- 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 platting.**
- 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.**
- 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.**



LEGAL DESCRIPTION

A contiguous tract of land lying within a portion of Lot 2, Block A, and a portion of Reserve B, Maize South School Campus Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: BEGINNING at the northwest corner of said Lot 2, thence on an assumed bearing of N88°12'08"E, 1347.57 feet to the east line of said Reserve B; thence along said east line, S01°03'47"E, 872.45 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 49°02'45", a chord bearing of S23°27'35"W, and a chord distance of 45.66 feet; thence along the arc of said curve a distance of 47.08 feet to a point on a curve to the left, having a radius of 92.00 feet, a central angle of 66°32'50", a chord bearing of S14°42'33"W, and a chord distance of 100.95 feet; thence along the arc of said curve a distance of 106.86 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 48°01'45", a chord bearing of S05°27'00"W, and a chord distance of 44.77 feet; thence along the arc of said curve a distance of 46.10 feet; thence S29°27'53"W, 18.75 feet to a point on a curve to the right, having a radius of 205.00 feet, a central angle of 58°41'55", a chord bearing of S58°48'50"W, and a chord distance of 200.95 feet; thence along the arc of said curve a distance of 210.02 feet; thence S88°09'47"W, 1088.26 feet; thence N03°47'54"W, 544.32 feet; thence N00°55'39"W, 626.34 feet to the POINT OF BEGINNING.

LEGEND



COMMUNITY UNIT PLAN DP-325

STONEBRIDGE COMMERCIAL SOUTH

OWNER / DEVELOPER: Hampton Lakes, LLC 7926 W. 21st Wichita, KS 67205 316-721-2153 Attn: Marv Schellenberg

MKEC
ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, K.S. 67206
316-684-9600

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