

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 4.00 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FIVE (5) PARCELS WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN NEW OR AS SPECIFIED IN PARCEL DESCRIPTIONS. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME DEVELOPMENT, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED BY SECTION 22.04 OF THE CODE OF THE CITY OF WICHITA, ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
 - A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 - B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20 FEET.
 - C. ONE FREE STANDING SIGNMENTENTY SIGN IS PERMITTED ON MAIZE ROAD FRONTAGE FOR EACH PARCEL (2,3,4 AND 5) AND ONE FREE STANDING SIGNMENTENTY SIGN IS PERMITTED ON 13TH STREET FRONTAGE FOR EACH PARCEL (1,2 AND 3). EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE. NO SIGN SHALL BE PERMITTED TO BE PLACED ON THE SIDE OF A PORTABLE OBJECT OR ON A PORTABLE OBJECT.
 - D. NO PORTABLE OBJECTS SHALL BE PERMITTED.
 - E. SIGNS FOR PARCELS 1 & 2 MAY BE PLACED AS LONG AS THEY ARE NOT IN THE VIEW OF 300 FEET FROM THE INTERSECTION OF 13TH STREET AND MAIZE ROAD.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY PAYMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. FINISH SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.04.01 OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE MAP DOES NOT CONSTITUTE A TERMINATION OF THE CITY'S INTEREST IN THE LAND, BUT SAID PLAN SHALL RUN WITH THE LAND FOR ANY PORTION BEING BOUND BY THE PRESENT MAP, AND THE SUCCESSORS AND ASSIGNS AND BE THEIR LESSEES UNLESS AMENDED.
10. ARCHITECTURAL ELEMENTS AND LIGHTING FIXTURES, POLES AND LAMPS SHALL BE SUBMITTED IN ALL PARCELS. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
11. THE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED WITHIN THE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. THE FIRE DEPARTMENT SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PLANNING DEPARTMENT.
 - A. THE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. ACCESS CONTROL:
 - A. ACCESS TO MAIZE ROAD SHALL BE LIMITED TO TWO (2) OPENINGS, ONE JOINT OPENING BETWEEN PARCELS 2 AND 3 AND ONE MAJOR OPENING BETWEEN PARCELS 3 AND 4. (SEE PLAN)
 - B. ACCESS TO 13TH STREET NORTH SHALL BE LIMITED TO TWO (2) OPENINGS, ONE JOINT OPENING BETWEEN PARCELS 1 AND 2 AND ONE MAJOR OPENING ON CENTERLINE OF WESTGATE STREET.
 - C. ACCESS TO PONDEROSA CIRCLE SHALL BE UNLIMITED.
13. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER THE CONSTRUCTION OF CONTIGUOUS ACCELERATED LANES ALONG 13TH STREET NORTH AND MAIZE ROAD AND THE EXTENSION OF LEFT TURN LANES TO THE MAJOR ENTRANCES ON BOTH MAIZE ROAD AND 13TH STREET NORTH.
14. ARCHITECTURAL CONTROL:
 - A. BUILDINGS FOR NONRESIDENTIAL USE ON ALL PARCELS WITHIN THE C.U.P. SHALL HAVE A MINIMUM ARCHITECTURAL CHARACTER. BUILDINGS SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL METAL SHALL NOT BE PERMITTED. LIGHT FIXTURES, POLES AND LAMPS SHALL ALSO SHARE SIMILAR ARCHITECTURAL STYLE AND COLOR.
15. MASONRY WALLS:
 - A. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE SOUTH AND WEST PROPERTY LINES OF PARCEL NO. 5 WHERE ADJACENT TO RESIDENTIAL ZONING (SEE PLAN).
 - B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL, NOT INCLUDING POOD OR WOVEN WIRE.
 - C. THE REQUIRED MASONRY WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN AN UTILITY EASEMENT.
16. LANDSCAPE BUFFERS:
 - A. LANDSCAPING SHALL BE REQUIRED ALONG 13TH STREET NORTH AND MAIZE ROAD FRONTAGE AS PER CHAPTER 18.02 OF THE CITY CODE.
 - B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LAND AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING PLANNED DEPARTMENT FOR THEIR REVIEW AND APPROVAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AT THE TIME OF PLATTING.
 - C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
17. FAILURE TO PROPERLY MAINTAIN THE MASONRY WALLS OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM DRIVING VIEW.
19. IF JUSTIFIED OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, COMMON SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAN OF THE AREA.

NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION. THOSE PORTIONS OF MAJOR ENTRANCES OR PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF MAJOR ENTRANCES OR PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME BUILDING PERMITS ARE REQUESTED.
20. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. PERMITS CROSS-STREET CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL, VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
21. A RECREATION CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR EACH PARCEL. SAID PLAN SHALL CLERK THE LOCATION AND MATERIAL STREET.
22. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:
 PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE BATTERY AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINIC, DAY CARE CENTERS AND FITNESS CENTERS, VEHICLE REPAIR SHOPS AND PERSONAL CARE SERVICE. DRINKING ESTABLISHMENTS ARE NOT PERMITTED OVERHEAD DOORS ASSOCIATED WITH THE USES ON THIS PARCEL SHALL NOT FACE MAIZE ROAD.

GROSS AREA - 0.79 ACRES (34,174 S.F.)
 MAXIMUM BUILDING COVERAGE - 4,000 S.F.
 MAXIMUM GROSS FLOOR AREA - 4,000 S.F.
 FLOOR AREA RATIO - 0.25
 MAXIMUM BUILDING HEIGHT - 15'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 35' ALONG MAIZE ROAD, 15' ALONG THE NORTH PROPERTY LINE.

PARCEL NUMBER 2:
 PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE BATTERY AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINIC, DAY CARE CENTERS AND FITNESS CENTERS, VEHICLE REPAIR SHOPS AND PERSONAL CARE SERVICE. DRINKING ESTABLISHMENTS ARE NOT PERMITTED OVERHEAD DOORS ASSOCIATED WITH THE USES ON THIS PARCEL SHALL NOT FACE MAIZE ROAD.

GROSS AREA - 0.87 ACRES (38,252 S.F.)
 MAXIMUM BUILDING COVERAGE - 4,000 S.F.
 MAXIMUM GROSS FLOOR AREA - 4,000 S.F.
 FLOOR AREA RATIO - 0.25
 MAXIMUM BUILDING HEIGHT - 15'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 35' ALONG MAIZE ROAD, 15' ALONG SOUTH PROPERTY LINE.

PARCEL NUMBER 3:
 PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER INCLUDING OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE BATTERY AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINIC, DAY CARE AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINIC, DAY CARE CENTERS AND FITNESS CENTERS, VEHICLE REPAIR SHOPS AND PERSONAL CARE SERVICE. DRINKING ESTABLISHMENTS ARE NOT PERMITTED OVERHEAD DOORS ASSOCIATED WITH THE USES ON THIS PARCEL SHALL NOT FACE MAIZE ROAD.

GROSS AREA - 6.08 ACRES (264,412 S.F.)
 MAXIMUM BUILDING COVERAGE - 47,716 S.F.
 MAXIMUM GROSS FLOOR AREA - 47,716 S.F.
 FLOOR AREA RATIO - 0.25
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 3
 PARKING - AS PER CITY CODE
 SETBACKS - 15' ALONG 13TH STREET NORTH, 35' ALONG THE WEST AND SOUTH PROPERTY LINES AND 30' ADJACENT TO PARCELS 1,2 AND 4.

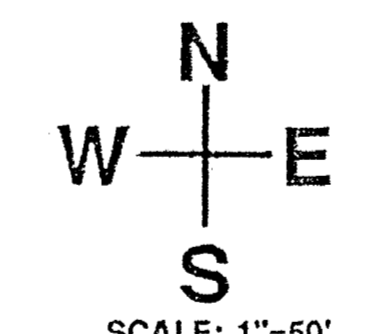
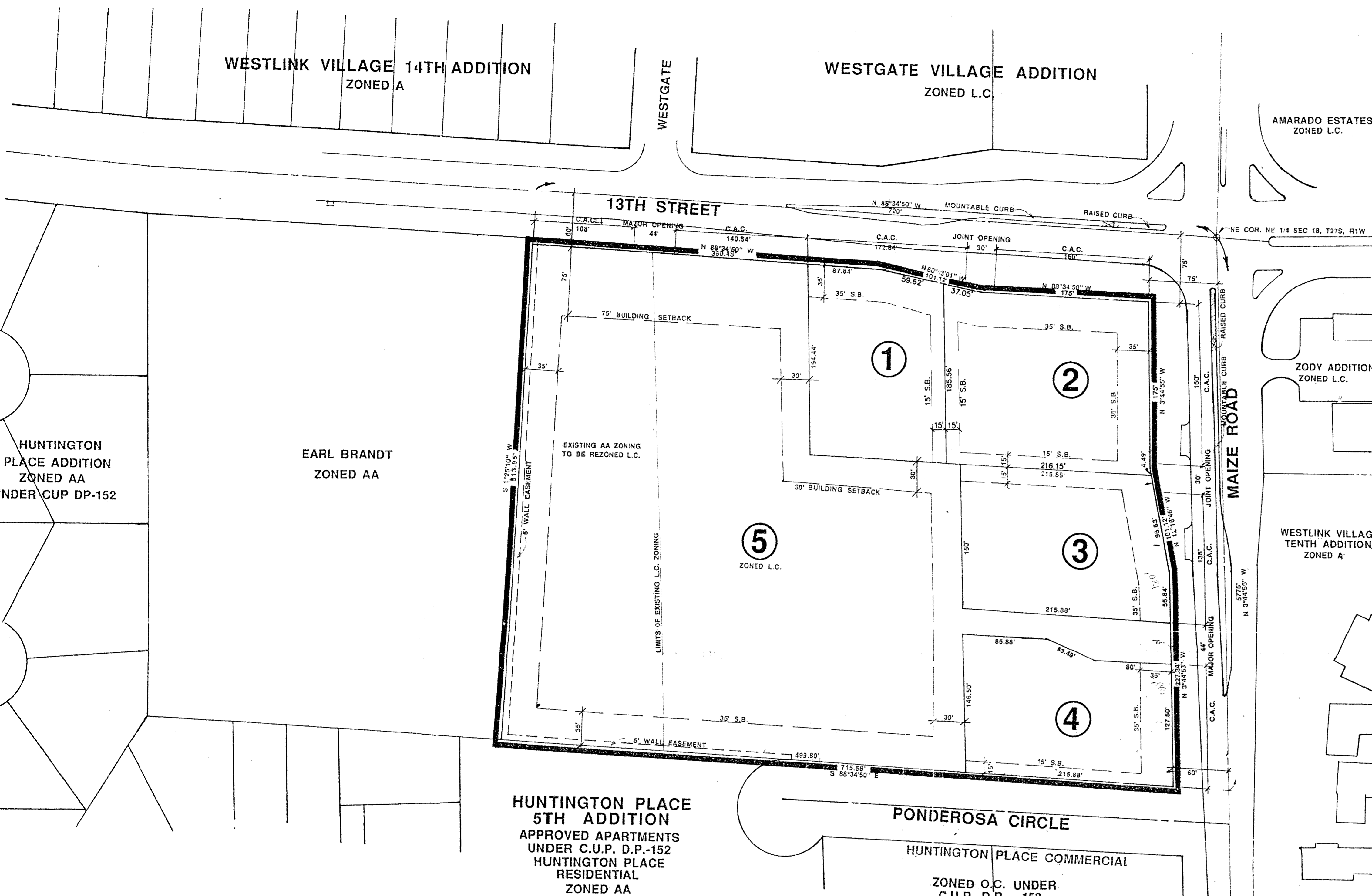
PARCEL NUMBER 4:
 PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE BATTERY AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINIC, DAY CARE CENTERS AND FITNESS CENTERS, VEHICLE REPAIR SHOPS AND PERSONAL CARE SERVICE. DRINKING ESTABLISHMENTS ARE NOT PERMITTED OVERHEAD DOORS ASSOCIATED WITH THE USES ON THIS PARCEL SHALL NOT FACE MAIZE ROAD.

GROSS AREA - 0.84 ACRES (36,807 S.F.) (PER ADJ. ADJ. DATED 05-18-00)
 MAXIMUM BUILDING COVERAGE - 7,200 S.F. (PER ADJ. ADJ. DATED 05-18-00)
 MAXIMUM GROSS FLOOR AREA - 7,200 S.F. (PER ADJ. ADJ. DATED 05-18-00)
 FLOOR AREA RATIO - 0.25
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 35' ALONG 13TH STREET NORTH, 15' ALONG THE EAST PROPERTY LINE.

PARCEL NUMBER 5:
 PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE BATTERY AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINIC, DAY CARE CENTERS AND FITNESS CENTERS, VEHICLE REPAIR SHOPS AND PERSONAL CARE SERVICE. DRINKING ESTABLISHMENTS ARE NOT PERMITTED OVERHEAD DOORS ASSOCIATED WITH THE USES ON THIS PARCEL SHALL NOT FACE MAIZE ROAD.

GROSS AREA - 0.08 ACRES (3,487 S.F.) (PER ADJ. ADJ. DATED 05-18-00)
 MAXIMUM BUILDING COVERAGE - 11,200 S.F. (PER ADJ. ADJ. DATED 05-18-00)
 MAXIMUM GROSS FLOOR AREA - 11,200 S.F. (PER ADJ. ADJ. DATED 05-18-00)
 FLOOR AREA RATIO - 0.30
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 35' ALONG 13TH STREET NORTH AND MAIZE ROAD, 15' ALONG THE SOUTH AND WEST PROPERTY LINES.

DP-214
 PER ADMIN ADJUSTMENTS 04/14/03, 04/15/03, 04/15/03
APPROVED CUP
 MAPC 07/28/04 DM
 BCC 08/30/04 DM
 MAPC 08/10/04
 MAPC 08/10/04



SCALE: 1"=50'
 DATE: JULY 12, 1994
 REVISED: AUGUST 3, 1994
 REVISED: JUNE 12, 2003
 ADMINISTRATIVE ADJUSTMENT: MAY 18, 2005

DP-214 PER ADMIN ADJUSTMENTS
 DATED 4/14/03 & 6/28/03
APPROVED CUP
 MAPC 7-28-04 DM
 BCC 8/30-04 DM
 MAPC 08/10/04

COMMUNITY UNIT PLAN (DP-214) BRANDT PROPERTY

OWNER: EARL BRANDT 107 N. MARKET SUITE 914 WICHITA, KANSAS 67202

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