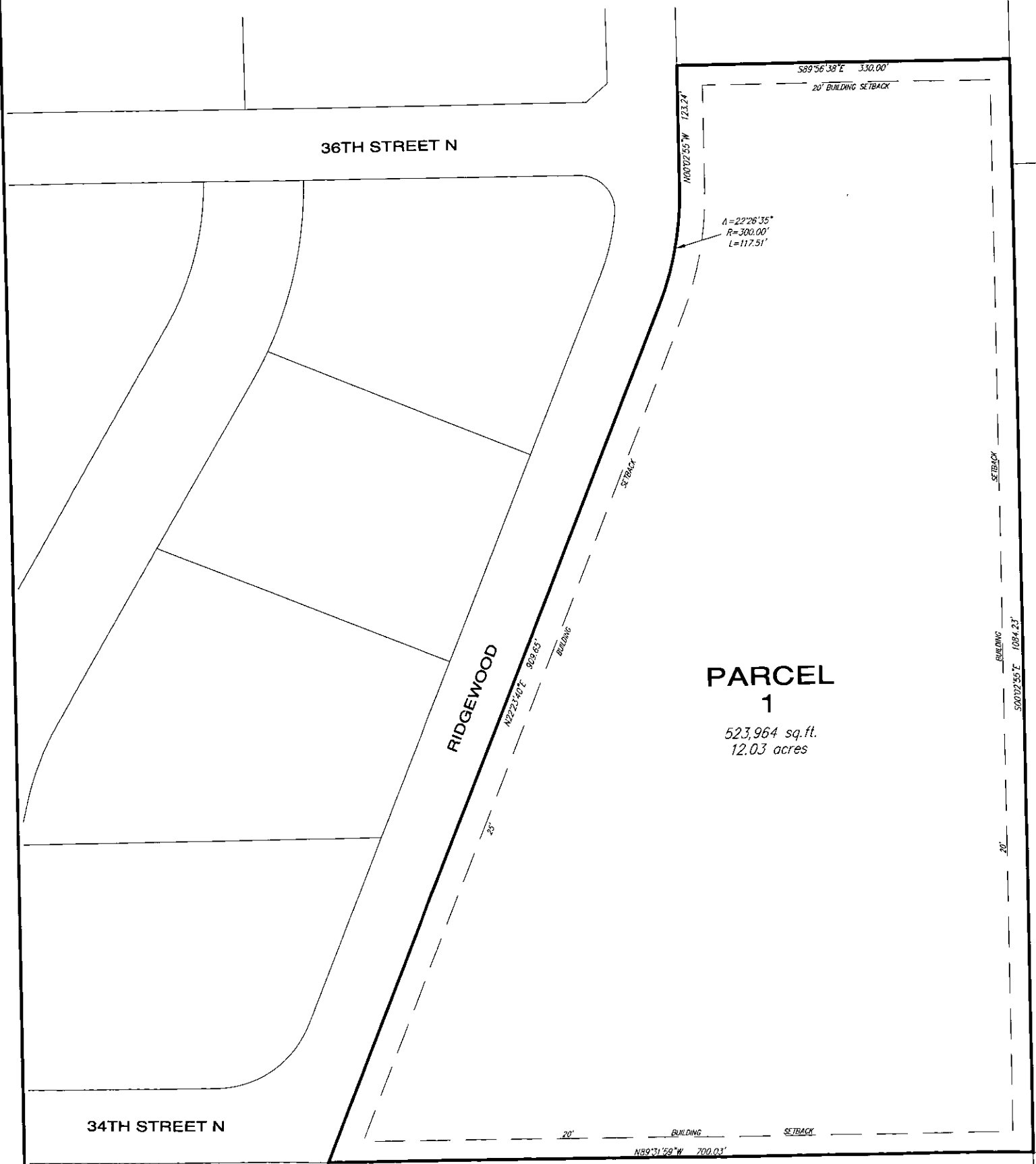


GREAT PLAINS BUSINESS PARK

COMMUNITY UNIT PLAN

DP-326



PARCEL 1
523,964 sq.ft.
12.03 acres

GENERAL PROVISIONS:

1. Total Land Area: 523,964 ± sq.ft. or 12.03 ± acres
Net Land Area: 523,964 ± sq.ft. or 12.03 ± acres
2. Total Gross Floor Area: 183,387.48 sq.ft.
Total Floor Area Ratio: 35 percent
Total Building Coverage: 157,189 sq.ft.
Total Building Coverage Ratio: 30 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 description.
5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:
 - A. Signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - B. L.E.D./Digital signs, flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - C. Portable, billboards, and off-site signs are not permitted.
 - D. Window display signs are limited to 25% of the window area.
 - E. All building signs shall meet the City of Wichita Sign Code for the "GC" zoning district, shall not exceed 3 total building signs per street frontage, per building, and limited to 20% of the facade elevation with no individual sign exceeding 400 sq.ft.
 - F. All freestanding signs for non-residential uses within Parcel 1 must be monument type, shall have a maximum height of 30 feet, and shall share similar elements in design.
7. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
8. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limited height of light poles, including fixtures, lamps and base, to 25 feet.
 - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
9. Utilities shall be installed underground on all parcels.
10. 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.
11. Screening shall be provided in accordance with the Unified Zoning Code
12. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main buildings, to reasonably hide them from ground view.
13. All buildings in the C.U.P. shall share uniform architecture of character, color, texture, and the same predominate exterior building material, and shall be reviewed and approved by the Planning Director prior to the issuance of any building permits. 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.
14. Fire lanes shall be in accordance with the appropriate Fire Code. 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 paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
15. No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows, convenience stores, service stations, and vehicle repair, limited will not be permitted within 200 feet of residential uses. Overhead doors associated with vehicle repair uses shall not be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
16. Amendments, adjustments or interpretations to this 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. 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. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the development.

PARCEL 1

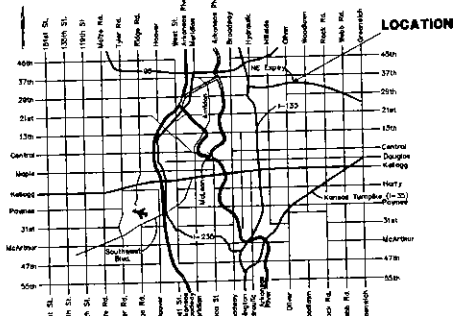
- A. Total Land Area: 523,964 ± sq.ft. or 12.03 ± acres
- B. Maximum Building Coverage: 157,189 sq.ft. (30%) for commercial development
- C. Maximum Gross Floor Area: 183,387.48 sq.ft. for commercial development
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Commercial Buildings: Five (5)
- F. Maximum Number of Residential Dwelling Units: 217
- G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- H. Setbacks: See Drawing
- I. Access Points from Ridgewood: To be determined at the time of site development
- J. Permitted Uses: All permitted uses by right in the "General Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15.

LEGAL DESCRIPTION:

Lots 2 through 6, Block 3, together with Ridgewood Court, as platted and dedicated in Great Plains Business Park 3rd Addition to Wichita, Sedgwick County, Kansas.

REVISIONS

Submitted: May 26, 2012



DP-326

GREAT PLAINS BUSINESS PARK COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-1221 F 316-262-0149



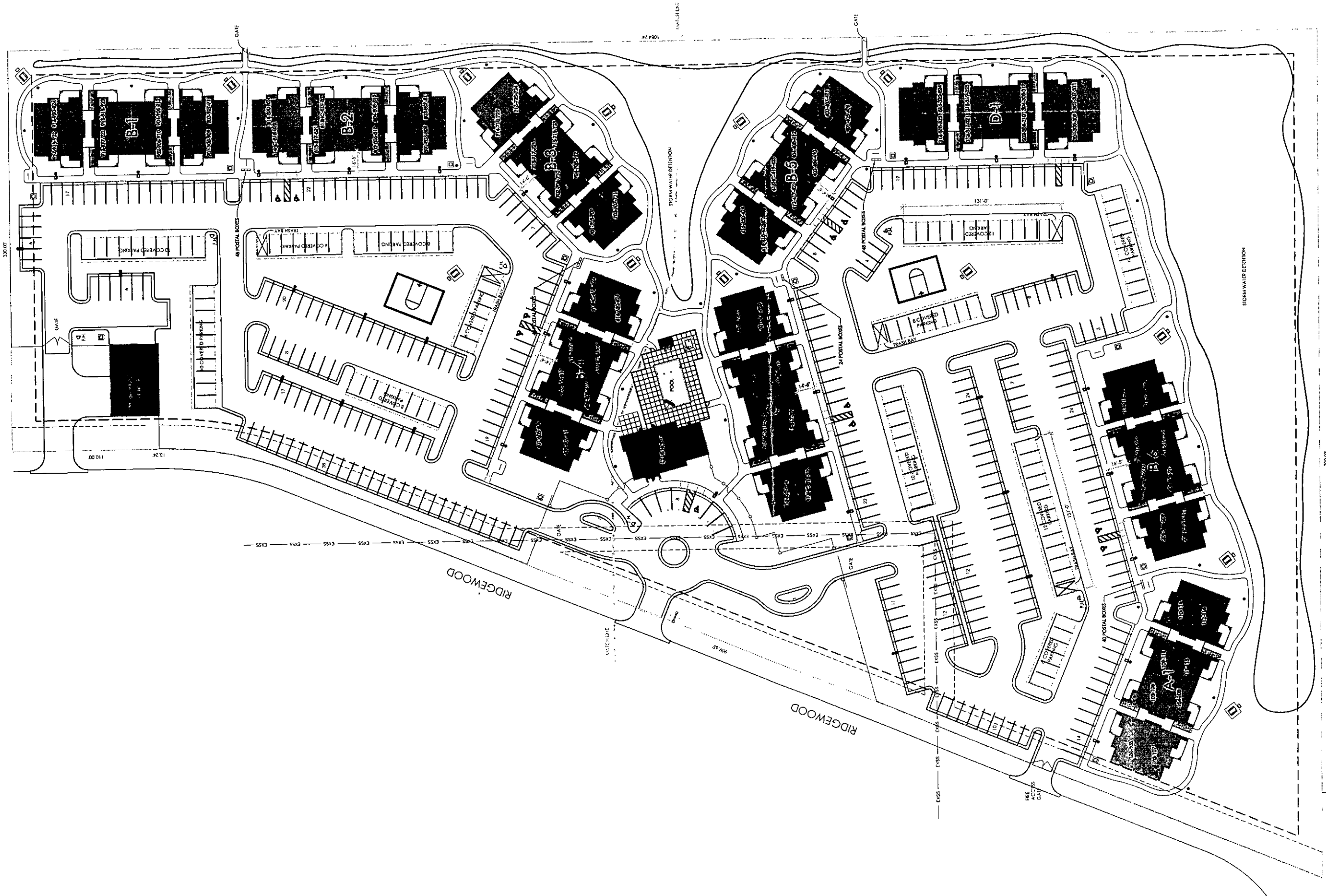
SCALE: 1" = 60'

34TH STREET N

36TH STREET N

HIGHWAY K-96

RIDGEWOOD



K-96