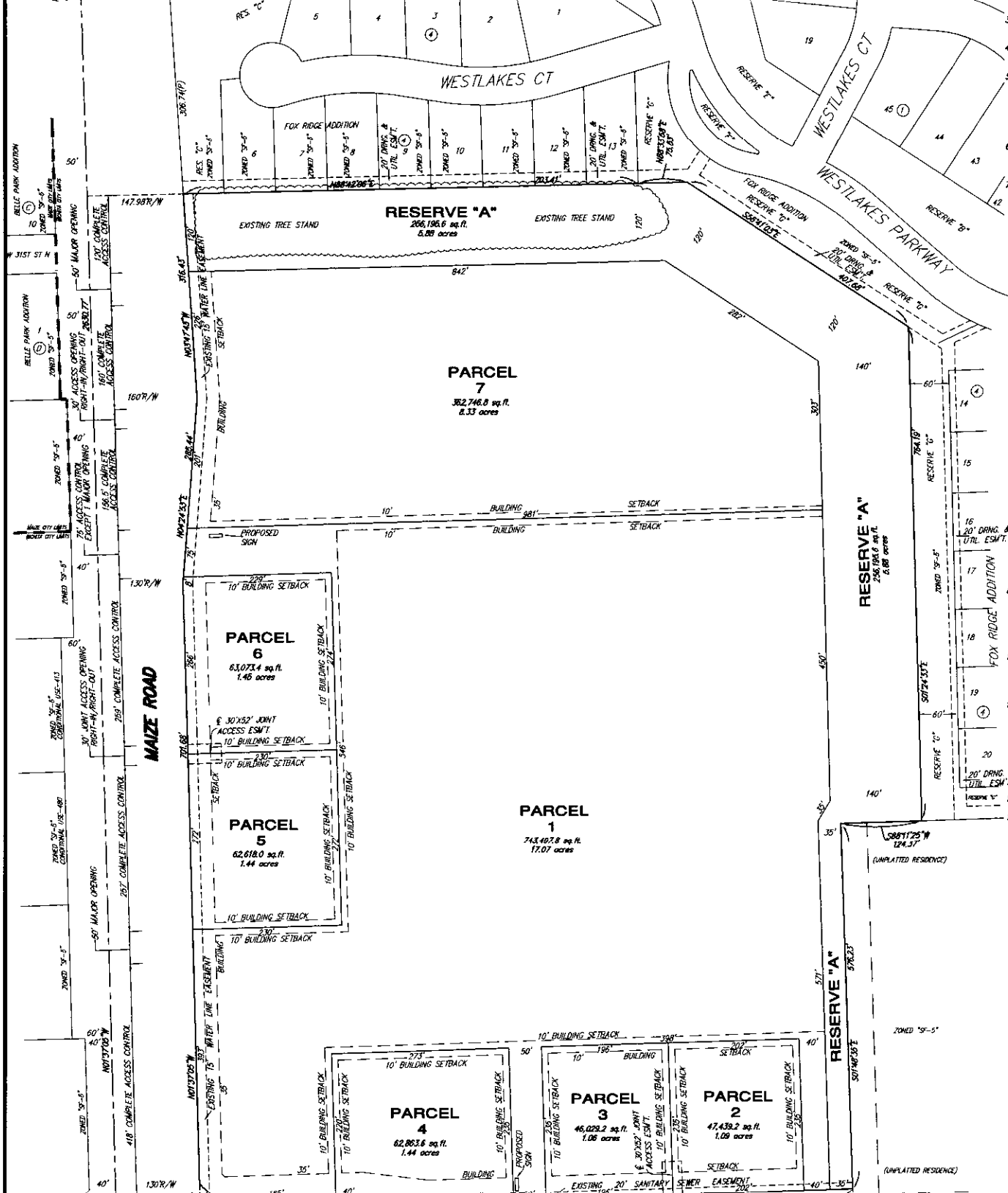

Total Floor Area Ratio: 35 percent

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 CUP drawing, or as specified in the parcel descriptions.

5. Reserve "A" shall be zoned SF-5 Single-Family Residential ("SF-5"). The CUP's SF-5 zoned platted reserves that abut SF-5 zoned single-family residential development shall also serve as the CUP's setbacks; this waives the compatibility setback standards for the CUP's LC Limited Commercial ("LC") zoned development where it abuts the CUP's SF-5 zoned platted reserves.

6. A Concept Drainage Plan shall be submitted to the City's Public Works Stormwater Manager/Engineer with the CUP. Required guarantees for drainage shall be provided at the time of approval of the plat.

7. 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. Each parcel is permitted at least one free-standing monument sign per arterial frontage with the following area restrictions:

      Parcel 1: 300 sq. ft. of signage along 29th St N and 250 sq. ft. of signage along Maize Rd.
      Parcel 2: 150 sq. ft. of signage along 29th St N.
      Parcel 3: 150 sq. ft. of signage along 29th St N.
      Parcel 4: 170 sq. ft. of signage along 29th St N.
      Parcel 5: 170 sq. ft. of signage along Maize Rd.
      Parcel 6: 170 sq. ft. of signage along Maize Rd.
      Parcel 7: Three monument signs with a combined area of 450 sq. ft. of signage along Maize Rd. with a maximum area of 150 sq. ft. for one individual sign.

   B. As the frontage develops along the arterial roadways, monument signs shall be spaced a minimum of 100' apart, irrespective of how land is leased or sold.

   C. L.E.D./Digital signs, flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.

   D. Portable, billboards, and off-site signs are not permitted.

   E. Window display signs are limited to 25% of the window area.

   F. All building signs shall meet the City of Wichita Sign Code for the "LC" 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. No signs shall be allowed on the east elevation of any buildings and on the north elevation of the nearest building to the SF-5 zoning on Parcel 7

   G. All freestanding signs must be monument signs and shall have a maximum height of 30 feet on Parcel 1 and 22 feet on Parcels 2 thru 7. Parcel 1 can have two (2) monument signs. All freestanding monument signs shall share similar materials and elements in design, as approved by the Planning Director.

8. Access Controls, deceleration lanes, left turn lanes, additional right-of-way and other improvements shall be as shown on the final plat. A concept traffic study shall be submitted to the City's Traffic Engineer as part of the approval of the CUP. The owner of Parcel 1 shall provide a petition for a traffic signal, to be installed when traffic warrants are met for Driveway #5 as shown on the CUP.

9. All lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Sec. IV unless otherwise specified. All lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas/zoning.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).

    A. Limited height of light poles, including fixtures, lamps and base, to 27 feet. Lighting within 200 feet of SF-5 zoning will be limited to 15 feet in height including fixtures, lamps and base.

    B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

11. Utilities shall be installed underground on all parcels.

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

    A. Development of all parcels within the CUP shall comply with the Landscape Ordinance of the City of Wichita, except as noted, with a shared palette of landscape materials among parcels.

    B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the types, location, care 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. Landscape materials, with the exception of the conifer planting on as noted on 12.D, will complement the plantings on Reserve G, Fox Ridge Addition, with the use of similar plants.

    C. A financial guarantee for the plant material approved on the landscape plan for that portion of the CUP being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted. Failure to maintain the required landscaping shall be considered a violation of the CUP after a joint determination of the Planning Director and the Superintendent of Central Inspection. Any landscaping needed to be replaced will be replaced within 60-days or the nearest growing season, depending on the time of the death of the plant.

    D. Landscaping in Reserve A where it abuts the SF-5 zoned residential development/Fox Ridge Addition along the CUP's north and east sides will be increased by a minimum of 1.5 times the code's required size and quantity. All landscaping for Reserve A is required to be completed prior to the completion of construction on the first Parcel, with the exception of the existing row of mature trees to remain in Reserve A along the north side of Parcel 7, until such time Parcel 7 is developed. The minimum height for conifers will be ten (10') feet. Two rows of conifers will be provided with a staggered spacing of 20 feet. A row of deciduous trees, with a minimum 3-inch caliper will be planted behind the conifers on the western side of the berm.

    E. A three foot high curvilinear earthen berm will be constructed on the front of Tracts 2,3,4,5, and 6 at the time the first tract is granted a building permit. The berm will be placed along the frontage of these tracts, facing Maize Road or 29th Street.

    F. Landscaping, fencing, drainage, and utility improvements are permissible in

Block 4, Fox Ridge Addition
property line; and along the
6-13, Block 4 of the Fox Ridge
foot high earthen berm) shall
property line where adjacent
family residence. The maximum
is 13,57.00.

B. A six (6) foot tall metal fe
the eastern or western side
design and materials of the
Planning Director. The fence
frontage, along the eastern p
existing masonry fence (locat
north side of Parcel 7 as pa
Parcels. There is no gate o
the fence to access the SF-
Locked maintenance gates w

C. Outdoor storage and outdoo
conditions of Sec.III-B.3. of
Zoning Code, except as note
compactors shall have solid
on motor vehicles.

D. Rooftop mechanical equipme
shall be screened from grou
right-of-way and adjacent r
materials to the main buildin
Zoning Code.

14. Trash receptacles, loading docks,
compactors, portable storage u
solid screening, with similar ma
reasonably hide them from grou
loading dock along the eastern
minimum of twelve (12) feet in

15. All buildings in the CUP shall sh
color, texture. The predominate
100 feet long and/or 100 feet
block, brick and stone that will
buildings in the CUP. Architect
break up the surface of these
approved by the Planning Direct
permits. Building walls and roo
colors, with vivid colors limited
materials similar to surrounding
exterior material shall be limite
vestibule facade will incorporate
of regional stone, brick and pil
vestibule will approximate 8% br

16. Fire lanes shall be in accordanc
parking shall be allowed in soid
for passenger loading and unlo
representative shall review and
fire lanes. Fire hydrant installa
sites shall be provided for each
issuance of building permits.

17. Permitted uses: Single-Family R
Living, Group Home, Church or
Hospital, Library, Nursing Facil
Machine, Bank or Financial Insti
Funeral Home, Hotel or Motel,
Care Service, Personal Improven
(limited), Restaurant, and Gener
windows, or drive in service, co
stations and vehicle repair, limi
300 feet from residential uses
the site. Hotel, Motel and Car
Parcel 2 is excluded from the
associated with vehicle repair,
and battery sales and loading
single-family residential develop
minimum of 275 feet from resi
Conditional Use approval are no

18. Cross-lot circulation agreement
platting to assure internal vehi
the CUP.

19. Amendments, adjustments or in
in accordance with the Wichita-

20. The Transfer of title of all or c
CUP (or any amendments there
of the plan or any portion ther
land and be binding upon prese
assigns.

21. The development of this propert
development plan as recommen
Commission and approved by th
deviation of the plan, as deter
the Director of Planning, shall
permit authorizing construction

22. Any major changes in this deve
Planning Commission and to th

23. A plan for a pedestrian walk sy
by the Director of Planning pri
Said walk system shall link the
Maize Road with the proposed
existing sidewalks shall be retai

24. No development shall occur un
sewer service are provided to t

25. Approval of a site circulation p
for each phase of construction
permit. An overall site plan sh
by the Planning Director prior
the site plan shall ensure inter
joint use of ingress/egress ope
are not impacted/blocked by th
landscaping.

26. Specific street improvements fo
shall be further reviewed and d

27. A notice of a CUP noting the
filed with the Sedgwick County

28. No vehicles larger than a pickup
overnight within 400 feet of op