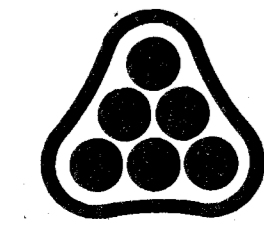


WIEDEMANN BUSINESS PARK

COMMUNITY UNIT PLAN



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

k-133
L-144
J-42

GENERAL

TOTAL GROSS AREA = 41.22 ACRES±
TOTAL NET AREA = 30.58 ACRES± (EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE R/W)

GENERAL PROVISIONS

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
- PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA UNLESS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS, WITH THE FOLLOWING EXCEPTION:
WAREHOUSING, AND WHOLESALERS NOT ENGAGED IN RETAIL SALES, SHALL PROVIDE ONE PARKING SPACE FOR EVERY TWO EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, PLUS ONE (1) SPACE FOR EACH VEHICLE NORMALLY ASSIGNED AND BASED ON THE PREMISES. IN ADDITION TO THE ABOVE, OFFICES RELATED TO THE ABOVE USES SHALL PROVIDE PARKING IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA.
- DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT. SAID DRAINAGE PLAN SHALL BE APPROVED BY THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND ANY DRAINAGE PROPOSED TO FLOW ONTO TURNPIKE PROPERTY SHALL REQUIRE A LETTER OF ACCEPTANCE BY THE TURNPIKE AUTHORITY. THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING THE CONSTRUCTION OF THE CHANNEL FROM U.S. 54 TO HOLSTEAD ADDITION AND FILL IN THE EXISTING CHANNEL.
- ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD OR OFF-SITE SIGNS AS DEFINED BY SECTION 28.04.139 SHALL BE PERMITTED.
- A FIRE LANE, HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES TO BE CONSTRUCTED WITHIN PARCELS ONE (1) AND TWO (2). SAID FIRE LANE SHALL BE A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.
- SCREENING AND LANDSCAPING: A PLANTING SCREEN, AS INDICATED ON PARCEL TWO (2) ADJACENT TO THE KANSAS TURNPIKE, SHALL BE PROVIDED WITH TREES, GRASS AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH. FAILURE TO PROPERLY MAINTAIN THE PLANTING SCREEN SHALL BE CONSIDERED A VIOLATION OF THE C.U.P., AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

IN ADDITION TO THE ABOVE, DEVELOPMENT ON THOSE LOTS ADJACENT TO THE KANSAS TURNPIKE, THE STORAGE AREAS, SERVICE AREAS, AND REAR OF THE BUILDINGS THAT FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT SOUTH OF THE TURNPIKE SHALL BE ARCHITECTURALLY SCREENED AND/OR FACADED TO BE COMPATIBLE WITH THE FRONTS OF THE BUILDINGS.

A SOLID, OR SEMI-SOLID, WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCEL TWO (2) ABUTS THE UNPLATTED RESIDENTIAL TRACT ADJACENT TO THE EAST.

A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE PRESENT COST OF WALL CONSTRUCTION ADJUSTED FOR INFLATION OVER A TEN YEAR PERIOD. SAID BOND SHALL BE RELEASED SHOULD THE PROPERTY TO THE EAST BE APPROVED FOR A NON-RESIDENTIAL ZONING CLASSIFICATION AND SHALL BE EXECUTED WHENEVER THE PROPERTY TO THE EAST DEVELOPS RESIDENTIALLY, OR AT THE END OF THE TEN YEAR PERIOD SHOULD THE PROPERTY TO THE EAST REMAIN UNDEVELOPED AND ZONED RESIDENTIALLY.

- A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING SCREEN IN PARCEL TWO (2), INDICATING THE TYPE LOCATION AND SPECIFICATION OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL TWO (2).
- THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING THE CONSTRUCTION OF A DECELERATION LANE ADJACENT TO KELLOGG (U.S. 54) WHERE THE WESTERN-MOST STREET INTERSECTS SAID U.S. 54.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - AUTOMOTIVE, TRUCK, RECREATIONAL VEHICLE, MOBILE HOME, AND MARINE SALES AND SERVICES, INDOOR AMUSEMENT ENTERPRISES, OFFICES, RESTAURANTS, WAREHOUSING, WHOLESALE DISTRIBUTORS, PROFESSIONAL, PERSONAL SERVICES, LUMBER YARDS, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 15.14 ACRES±
NET AREA - 8.48 ACRES±
MAXIMUM BUILDING COVERAGE - 30% OR 110,816 SQ. FT.
(50% OR 184,694 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRIBUTORS)
FLOOR AREA RATIO - .45 OR 166,225 SQ. FT.
(.50 OR 184,694 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRIBUTORS)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - AUTOMOTIVE, TRUCK, RECREATIONAL VEHICLE, MOBILE HOME, AND MARINE SALES AND SERVICES, INDOOR AMUSEMENT ENTERPRISES, OFFICES, WAREHOUSING, WHOLESALE DISTRIBUTORS, MANUFACTURING (AS PERMITTED BY ZONING DISTRICT) LUMBER YARDS, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 26.08 ACRES±
NET AREA - 22.1 ACRES±
MAXIMUM BUILDING COVERAGE - 30% OR 288,802 SQ. FT.
(50% OR 481,338 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRIBUTORS)
FLOOR AREA RATIO - .45 OR 433,204 SQ. FT.
(.50 OR 481,338 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRIBUTORS)
MAXIMUM BUILDING HEIGHT - 35 FEET