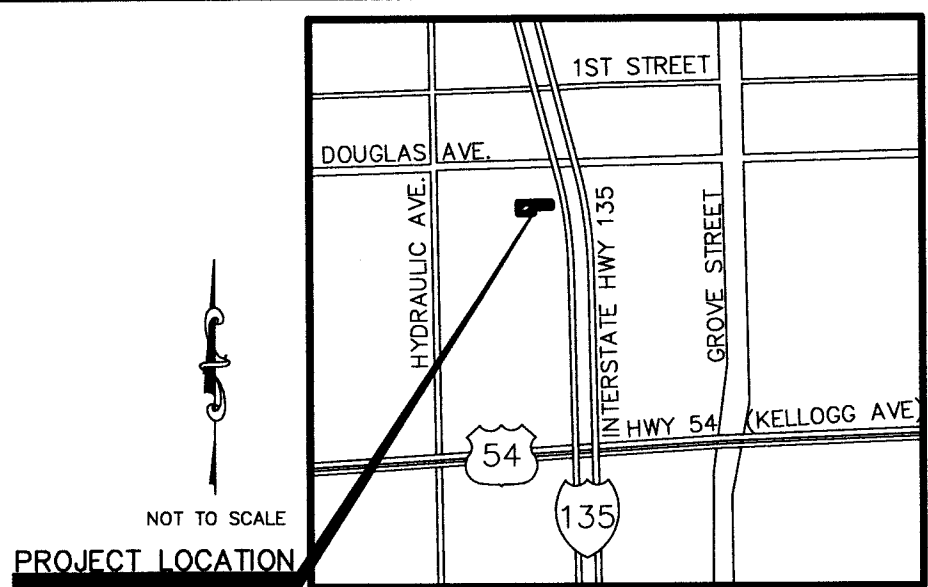
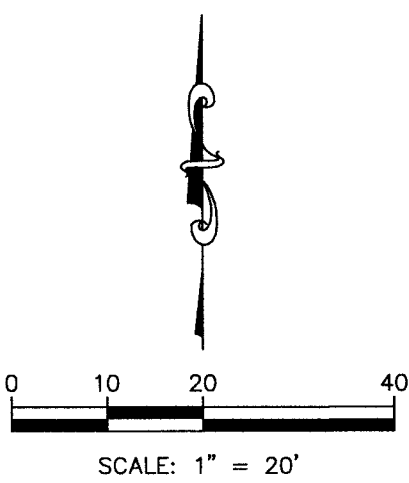


KANSAS FOOD BANK WAREHOUSE

PLANNED UNIT DEVELOPMENT (PUD-59)



LOCATION MAP
WICHITA, KANSAS



LEGEND

- (P) PLATTED
(M) MEASURED

GENERAL NOTES

1. THIS MIXED USE DEVELOPMENT CONTAINS 2.4 +/- ACRES.
2. LEGAL DESCRIPTION:
LOT 1, BLOCK 1, KANSAS FOOD BANK WAREHOUSE ADDITION, ALONG WITH LOTS 14-20 EVEN, GRACE (NOW MINNEAPOLIS) AVENUE, BLACK'S ADDITION, LOTS 13-19 ODD, KIRK (NOW MINNESOTA) AVENUE, BLACK'S ADDITION, ALONG WITH THE ABUTTING 20' WIDE CITY ALLEY.
3. THE PROPOSED DEVELOPMENT CONTAINS 1 PARCEL WITH MIXED USES AND PERMITS USES BY RIGHT IN THE CBD ZONING DISTRICT, EXCEPT AUDITORIUM OR STADIUM; CORRECTIONAL PLACE RESIDENCE, LIMITED OR GENERAL; RECYCLING COLLECTION STATION, PUBLIC OR PRIVATE; RECYCLING PROCESSING CENTER, CONSTRUCTION SALES AND SERVICE; NIGHTCLUBS IN THE CITY; ENTERTAINMENT ESTABLISHMENT IN THE CITY; CORRECTIONAL FACILITIES; ANIMAL CARE, GENERAL; KENNELS; RV CAMPGROUND; SEXUAL ORIENTED BUSINESSES; RECREATION AND ENTERTAINMENT, OUTDOOR; AND TAVERN OR DRINKING ESTABLISHMENTS; VEHICLE REPAIR, GENERAL; AND ANY EXTRACTIVE USE LISTED IN THE USE REGULATIONS OF SECTION III-D OF THE UNIFIED ZONING CODE.
4. FINAL DETERMINATION OF ANY PUBLIC IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.
5. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
6. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. SITE LIGHTING SHALL COMPLY WITH UNIFIED ZONING CODE SEC. IV-B.4. SUFFICIENT AREA LIGHTING ALONG THE SOUTH PROPERTY LINE SHALL BE PROVIDED AT ALL TIMES TO ASSURE NO DARKEN AREAS EXIST.
7. PRIMARY EXTERIOR BUILDING MATERIALS SHALL CONSIST OF BRICK, EIFS, STUCCO, OR PRECAST CONCRETE. METAL OR WOOD SIDING SHALL NOT BE PERMITTED AS THE PRIMARY EXTERIOR MATERIAL.
8. FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING SITE PLAN REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES.
9. A WROUGHT IRON FENCE AND A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH SHALL BE PROVIDED BETWEEN THE EDGE OF PAVEMENT OF PARKING AND LOADING AREAS AND THE BOUNDARY OF THE SITE, DEFINED AS THE EDGE OF THE AREA GRANTED A MINOR STREET PRIVILEGE. THE LANDSCAPE BUFFER SHALL CONTAIN A MINIMUM OF ONE TREE EVERY 30 FEET, AND SOLID PARKING LOT SCREENING ALONG PARKING, LOADING AND DRIVE AISLES, CONSISTING OF SHRUBBERY THAT IS A MINIMUM OF THREE FEET IN HEIGHT AT MATURITY. LANDSCAPING FOR OTHER PORTIONS OF THE TRACT SHALL MEET THE CITY OF WICHITA LANDSCAPE ORDINANCE.
10. SOLID WOOD FENCING AT LEAST SIX FEET IN HEIGHT SHALL BE ALLOWED AND INSTALLED ON THE SOUTH PROPERTY LINE.
11. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ALONG MINNEAPOLIS AND DOUGLAS. EXCEPT TRASH RECEPTACLES IN DOCK AREAS AND LOADING/UNLOADING AREAS SHALL NOT REQUIRE SCREENING.
12. ROOF EQUIPMENT SCREENING SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ON ALL PARCELS.
13. SIGNS -- NO OFFSITE SIGNS, BILLBOARDS OR PORTABLE SIGNS ARE PERMITTED WITHIN THE PUD, AND NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. BUILDING SIGNAGE SHALL BE PER THE SIGN CODE FOR THE CBD ZONING DISTRICT.
14. COMPATIBILITY SETBACKS PER UNIFIED ZONING CODE SEC. IV-C ARE WAIVED.
15. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
16. BUILDING SETBACKS SHALL BE AS SHOWN ON THE PUD OR FOR THE CBD ZONING IF NOT OTHERWISE SHOWN ON THE PUD.
17. UNLESS OTHERWISE INDICATED BY THE PUD DOCUMENT, THE USES, PROPERTY DEVELOPMENT STANDARDS, AND SPECIAL DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE FOR THE CBD CENTRAL BUSINESS DISTRICT ZONING DISTRICT.
18. FULL ACCESS ONTO DOUGLAS FROM THE PROPERTY SHALL BE ALLOWED. ACCESS ONTO MINNEAPOLIS AVENUE SHALL BE RESTRICTED TO ALLOW RIGHT TURNS ONLY. ALSO, THE GATE FOR THIS EXIT SHALL BE PLACED AT THE WEST PROPERTY LINE.

APPROVED PUD

DATE: JUNE 7, 2018

WCC JULY 10, 2018 Dly
MAP 2 OF 2



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