

LEGAL DESCRIPTION

THAT PART OF THE SW1/4 SECTION 29, TOWNSHIP 27, SOUTH, RANGE 1 WEST OF THE 6TH P.M. SEDGWICK COUNTY, KANSAS DESCRIBED AS BEGINNING AT THE N.E. CORNER OF LOT 1, BLOCK A, KANSAS STATE BANK ADDITION, WICHITA SEDGWICK COUNTY, KANSAS BEING A COMMON CORNER OF THE S.E. CORNER OF LOT 8, VERDA VISTA SEDGWICK COUNTY, KANSAS; THENCE N88°20'30"E ALONG THE COMMON LINE AS EXTENDED EAST, 805.46 FEET; THENCE S14°10'35"E, 401.95 FEET TO A POINT 40 FEET NORTH OF THE NORTH LINE OF U.S. 54 HIGHWAY AS DEEDED ON FILM 2144, PAGE 1847; THENCE N74°04'48"E PARALLEL WITH AND 40 FEET NORTH OF SAID U.S. 54 HIGHWAY, 258.59 TO A POINT ON THE WEST LINE OF MILES LAKEWOOD VILLAGE SECOND ADDITION, WICHITA SEDGWICK COUNTY, KANSAS; THENCE S01°28'11"E ALONG THE WEST LINE OF SAID MILES LAKEWOOD VILLAGE SECOND ADDITION, AND DAVIS MOORE 12TH ADDITION, WICHITA SEDGWICK COUNTY, KANSAS, 41.31 FEET TO A POINT ON THE NORTH LINE OF SAID U.S. 54 HIGHWAY; THENCE S74°04'48"W ALONG SAID U.S. 54 HIGHWAY, 419.31 FEET; THENCE S15°55'12"E, 125 FEET; THENCE S71°17'23"W, 324.5 FEET; THENCE S76°05'36"W, 210.7 FEET; THENCE S83°50'05"W, 19.89 FEET TO THE S.E. CORNER LOT 1, BLOCK A, QUIKTRIP 10TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE N01°19'41"W, 236.41 FEET TO THE N.E. CORNER OF SAID QUIKTRIP 10TH ADDITION; THENCE S88°12'33"W ALONG THE NORTH LINE OF SAID QUIKTRIP 10TH AND THE NORTH LINE OF LOT 1, BLOCK A, QUIKTRIP 8TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, 236 FEET TO A BEND POINT IN THE EAST LINE OF SAID QUIKTRIP 8TH ADDITION; THENCE N01°18'15"W ALONG THE EAST LINE OF SAID QUIKTRIP 8TH ADDITION AND KANSAS STATE BANK ADDITION, 500 FEET TO THE POINT OF BEGINNING.

GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 12.03 ACRES, MORE OR LESS.
- THE DEVELOPMENT CONTAINS THREE (3) PARCELS PERMITTING LIMITED COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 25) FOR SPECIFIC USES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE WILL BE PERMITTED AS ALLOWED BY THE SIGN CODE, CITY CODE TITLE 24.04, WITH THE FOLLOWING ADDITIONAL CONDITIONS/LIMITATIONS:
 - NO PORTABLE SIGNS SHALL BE PERMITTED.
 - TEMPORARY SIGNS SHALL BE PER THE SIGN CODE.
- EXPOSED NEON/LED LIGHTS USED AS ACCENT FEATURES SHALL BE ALLOWED AS PERMITTED IN THE LC LIMITED COMMERCIAL ("LC") ZONING DISTRICT.
- THE APPLICANT SHALL PROVIDE PROOF OF OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR ANY SIGN PLACED IN A PROPOSED ACCESS EASEMENT OR PUBLIC RIGHT-OF-WAY FROM THE SITE'S PARCEL 1 TO MAIZE ROAD. THE SIGN WILL BE A MONUMENT TYPE, PER LC LIMITED COMMERCIAL ("LC") STANDARDS AND ITS LOCATION MUST BE APPROVED BY THE TRAFFIC ENGINEER.
- WINDOW DISPLAYS ARE LIMITED TO 25% OF THE WINDOW AREA.
- NO BUILDING SIGNS ALLOWED ON THE BACK OR SIDES OF BUILDING OR ANY SIDE OF A BUILDING THAT IS FACING RESIDENTIAL ZONING. THE EXCEPTION IS THAT PARCEL 1 MAY HAVE A BUILDING SIGN ON THE SOUTH SIDE OF THE PRINCIPAL BUILDING IF ITS FRONT IS FACING SOUTHWEST.
- NO BACKLIT CANOPIES.
- BILLBOARDS ARE PERMITTED PER THE SIGN CODE ALONG THE SITE'S KELLOGG FRONTAGE
- PARCEL 1 SHALL BE ALLOWED 450 SF OF SIGNAGE. PARCELS 2 & 3 SHALL BE ALLOWED 125 SF OF SIGNAGE EACH AND SHALL BE MONUMENT STYLE SIGNS.
- ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE IMPROVEMENTS WILL BE GUARANTEED AT THE TIME OF THE FINAL PLAT. THE PERPETUAL EASEMENT FOR PONDING AND OVERLAND FLOWAGE, LOCATED ALONG THE EASTERN PORTION OF THE SUBJECT PROPERTY SHALL BE DEEDED TO THE CITY AT THE TIME OF PLATTING. AN INGRESS AND EGRESS EASEMENT TO THE DRAINAGE WILL BE PROVIDED TO THE CITY.
- ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED ZONING CODE OF THE CITY OF WICHITA; HOWEVER, THE DEVELOPMENT SHALL ONLY BE REQUIRED TO MEET 75% OF THE PARKING REQUIREMENTS UNDER ARTICLE IV.A OF THE UZC. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.
- FIRE LANES:
 - FIRE LANES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.
- ACCESS CONTROL: AS SHOWN ON THE RECORDED PLAT. IF THE ACCESS CONTROLS OF THE RECORDED PLAT ARE ALTERED BY AN APPROVED VACATION ORDER OF THE WICHITA CITY COUNCIL THE C.U.P. SHALL BE CONSIDERED TO HAVE BEEN ADJUSTED ACCORDINGLY.
- CROSS LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING. AN INTERNAL CIRCULATION DRIVE SHALL PROVIDE CROSS-LOT ACCESS ALONG THE LINE BETWEEN OUT PARCELS; AND, ALSO THE MAIN PARCEL IF DEVELOPED WITH A COMMERCIAL USE.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR ITS CONSIDERATION.
- NO DEVELOPMENT OF THE CUP SHALL OCCUR UNTIL MUNICIPAL WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO SERVE THE SITE.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS. LIGHT POLES ON PARCELS SHALL BE LIMITED TO 24 FEET IN HEIGHT. ALL PARKING LOT LIGHTING WITHIN THE CUP SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMP BASES). NO LIGHTS WITHIN THE CUP'S 35-FOOT SETBACKS OR THE COMPATIBILITY SETBACKS.
- ALL TRASH RECEPTACLES SHALL BE SCREENED WITH SIMILAR MATERIAL AS THE BUILDINGS.
- ON ALL PARCELS ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS; NO ROOF-TOP FENCING ALLOWED. SCREENING MATERIALS SHALL BE OF A SIMILAR MATERIAL AS THE BUILDINGS.

* IF BUILDINGS ARE LOCATED MORE THAN 200 FEET FROM THE SF-5 ZONED SINGLE-FAMILY RESIDENCES LOCATED NORTHWEST OF THE SITE IN THE VERDA VISTA ADDITION UNTIL THE HOUSES ARE REZONED, COMPATIBILITY HEIGHT STANDARDS WILL APPLY TO ALL OTHER BUILDINGS.

MAIZE 54 ADDITION

COMMUNITY UNIT PLAN (DP-318)

DATE OF PREPARATION 08/03/09



P.O.E. and ASSOCIATES, INC.
CONSULTING ENGINEERS
5540 E. Central, Suite 200 • Wichita, KS 67208 • 316/985-4114 • Fax 316/985-4444