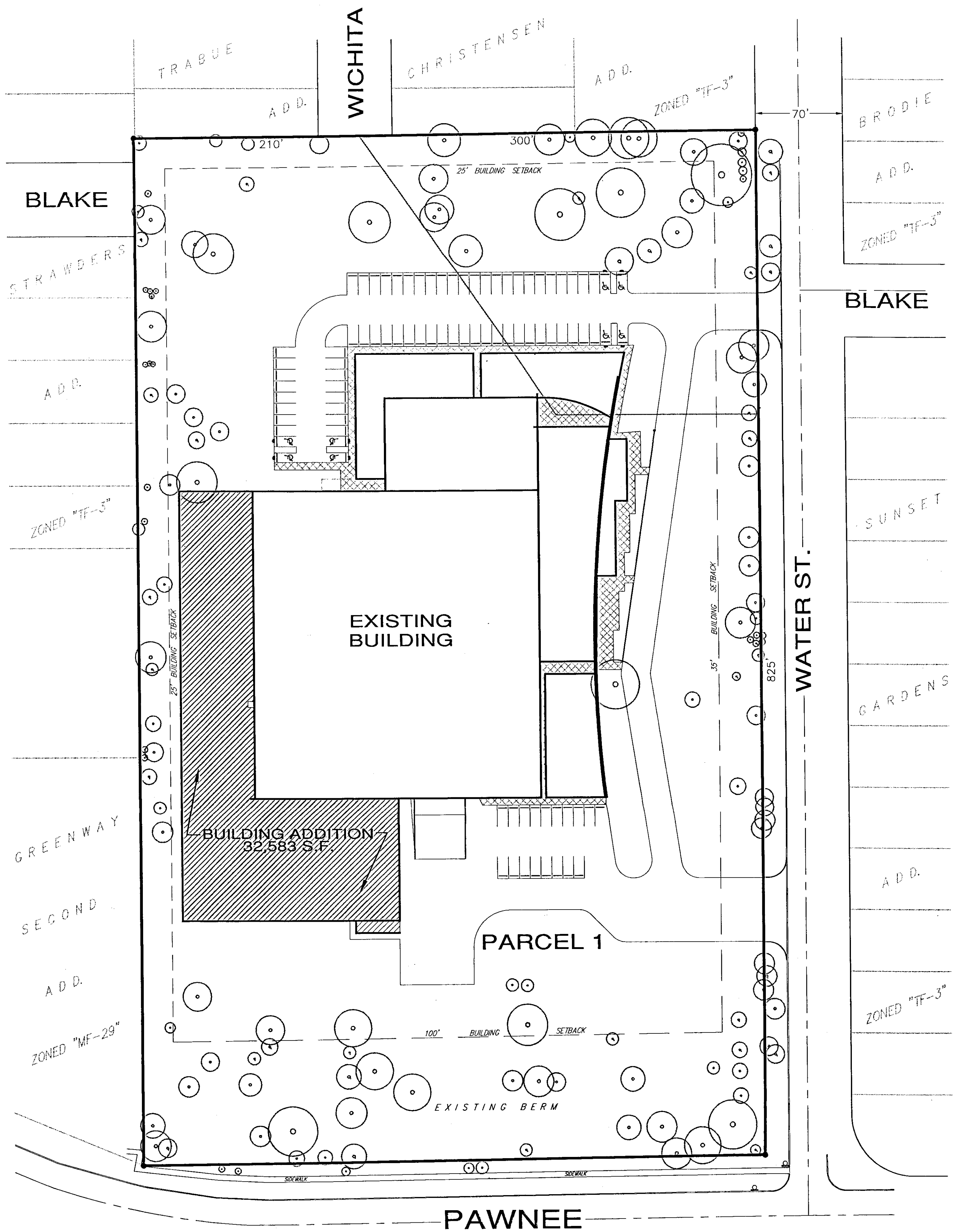


ENVISION

PLANNED UNIT DEVELOPMENT #4



GENERAL PROVISIONS:

1. The total gross area contained in this P.U.D. is approximately 9.66 acres.
2. Setbacks are as shown on the plan.
3. Parking shall be provided as shown on the plan. With the majority of the employees/clients using alternative means of transportation, the number of required parking spaces has been reduced.
4. The design layout shown on the plan illustrates only one development concept. Additional design concepts must meet all requirements of this plan and be approved by the MAPD. Landscaped areas shall be a minimum of 50 feet wide along Pawnee, 35 feet wide along Water Street, and 20 feet wide along the west and north property lines. The materials to be used for the buildings on this site and elevation drawings shall be submitted and approved by the MAPC prior to issuance of building permits.
5. The development shall be permitted one identification sign in accordance with the standards for the "MF-18" zoning district, except that said sign shall be monument style and limited to a height of 16 feet. Other signs as permitted under Chapter 24.04.190 shall also be allowed. Building signs shall be limited to a total of 42 sq. ft. in size with 2'-6" letters, placed at 24 feet above grade elevation on the east elevation and 26 sq. ft. in size with 2' letters placed at 24 feet above grade elevation on the south elevation. Illumination of the signs should be restricted to indirect or internal illumination with white light only and without flashing or moving images.
6. There shall be complete access control along Pawnee and to Blake Street. There shall be two access openings along Water Street as indicated on the plan.

7. Grading and drainage plans shall be provided at the time of platting.
8. All utilities shall be installed underground. The location of all easements shall be determined at the time of platting.
9. Landscaping shall be in conformance with the Landscaping Ordinance of the City of Wichita. Existing trees may be included in calculating said landscaping requirements upon approval by the Director of Planning.
10. A six foot high masonry screening wall shall be constructed along the north and west property lines.
11. Rooftop mechanical equipment shall be screened from ground view per Unified Zoning Code.
12. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
13. All exterior lighting shall be shielded to direct light disbursement in a downward direction. Light poles shall be limited to a height of 14 feet.
14. All buildings within Parcel 1 shall share uniform architectural character, color, texture, and the same predominate exterior building material. Final architectural details shall be in conformance to those approved by the MAPC on August 29, 1999.

15. The use of Parcel 1 is restricted to the following: Rehabilitation services, vocational training, warehousing, office, retail (limited to specialty products which serve the visually impaired), and manufacturing associated with private, not-for-profit agencies providing employment and rehabilitation services to persons with low-vision or who are blind or other persons who are physically or mentally disabled and are unable to drive. Accessory uses, such as gazebos and recreational equipment, shall be permitted within Parcel 1, including the area within the south 100 foot building setback, except for the south 35 feet thereof. All manufacturing shall be limited to light plastic film products, fabric products and paper products, and limited metal fabrication. The administrative adjustment provisions of the Unified Zoning Code shall allow the inclusion of additional uses, provided they are determined to be similar in nature and intensity.
16. The construction of a left-turn lane along Pawnee at Water Street shall be guaranteed at the time the property is platted.

PARCEL 1:

Area: 9.66 acres (420,715 square feet)
Building Area: 126,215 square feet (approximately 30%)
Permitted Uses: See General Provision #15
Maximum Building Height: 1 story or 25 Feet

APPROVED PUD

Amendment #1
MAPC 2-8-01 DM

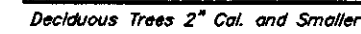
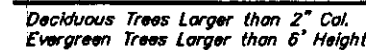
WCC 3-6-01 DM

MAPD Log 1 of 2

0 50 100

ENVISION
PLANNED UNIT DEVELOPMENT #4
AMENDMENT #1

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



APPROVED 3/24/00 BY DG
MAPD Copy 1 of 2

316-262-7271 * 315 ELLIS * WICHITA, KANSAS 67211				
PROJECT NUMBER				SHEET
DESIGN JAB	DRAWN JAB	APPROVED PJM	DATE 9-22-99	SCALE 1"=50'