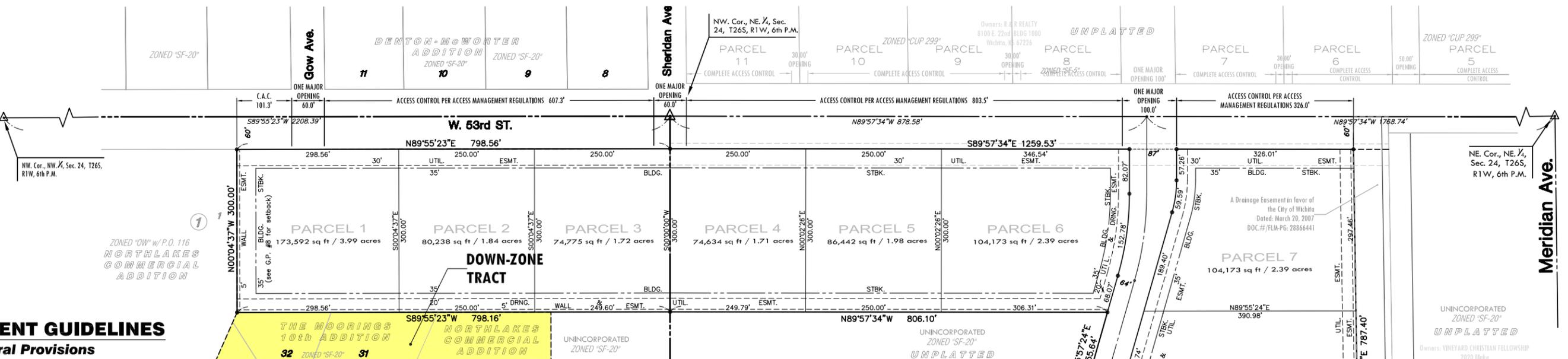
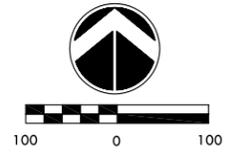


VICINITY MAP



DEVELOPMENT GUIDELINES
General Provisions

- Area: The total development contains 22.80 gross, or 20.87 net acres of land more or less.
- Parcel Descriptions:
 - Summary: Total allowable floor ratio = .30; Minimum Building Setbacks: (applicable to all parcels as shown); Arterial street setback = 35'; Interior side setback = 10' (See G.P. #8)
 - Parcel 1: Gross Area = 3.99 Ac. or 173,592 s.f.; Maximum Height = 35 feet; Max. Building Coverage = 30%; Max. Gross Floor Area = 35% or 60,757 s.f.; Floor Area Ratio = 0.35
 - Parcel 2: Gross Area = 1.84 Ac. or 80,238 s.f.; Maximum Height = 35 feet; Max. Building Coverage = 30%; Max. Gross Floor Area = 35% or 28,083 s.f.; Floor Area Ratio = 0.35
 - Parcel 3: Gross Area = 1.72 Ac. or 74,775 s.f.; Maximum Height = 35 feet; Max. Building Coverage = 30%; Max. Gross Floor Area = 35% or 26,171 s.f.; Floor Area Ratio = 0.30
 - Parcel 4: Gross Area = 1.71 Ac. or 74,634 s.f.; Maximum Height = 35 feet; Max. Building Coverage = 30%; Max. Gross Floor Area = 35% or 26,122 s.f.; Floor Area Ratio = 0.30
 - Parcel 5: Gross Area = 1.98 Ac. or 86,442 s.f.; Maximum Height = 35 feet; Max. Building Coverage = 30%; Max. Gross Floor Area = 35% or 30,255 s.f.; Floor Area Ratio = 0.35
 - Parcel 6: Gross Area = 2.39 Ac. or 104,173 s.f.; Maximum Height = 35 feet; Max. Building Coverage = 30%; Max. Gross Floor Area = 35% or 36,461 s.f.; Floor Area Ratio = 0.30
 - Parcel 7: Gross Area = 2.39 Ac. or 104,173 s.f.; Maximum Height = 35 feet; Max. Building Coverage = 30%; Max. Gross Floor Area = 35% or 36,461 s.f.; Floor Area Ratio = 0.30
 - Parcel 8: Gross Area = 7.22 Ac. or 314,592 s.f.; Maximum Height = 35 feet; Max. Building Coverage = 30%; Max. Gross Floor Area = 35% or 110,107 s.f.; Floor Area Ratio = 0.30
- On Parcels 1 thru 7 all uses permitted in LC, Limited Commercial Zoning District are permitted, EXCEPT the following uses:
 - Group Residence - both General and Limited; Correctional Placement Residence - both General and Limited; Recycling Collection Station, Private; Recycling Collection Station, Utility Major and Minor; Helipad, Kennel, Boarding/Breeding/Training, Night Club in the City and County; Pawn Shop; Sexually Oriented Business, Cemetery, All Industrial / Manufacturing / Extractive Uses.
 - Parcel 8 shall be restricted to those uses permitted in the "NR" Neighborhood Retail (but not including Special NR District Regulations for commercial use size limit and district size limit) and "GO" General Office Zoning Districts, except the following uses: Animal Care, Limited and Recreation and Entertainment, Indoor will be permitted; Sexually Oriented Business in the County, Correctional Placement Residence - both General and Limited.
 - In any parcel, no overhead doors, drive-through or in car service (for restaurants, banks, etc., service station, fuel outlets or gas pumps) shall be permitted within 100 feet of any single-family residential lot.
 - For Parcel 8, queuing for drive-through lanes (restaurants, ATM's etc) shall not direct vehicle headlights to the west or south.
 - The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use.
- Architectural Controls: All buildings within the C.U.P. shall share a uniform architectural character, color, and some predominate exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material.
- Landscaping for this site shall be required as follows:
 - Landscaped street yards, buffers, and parking lot landscaping/screening, shall utilize a shared palette of landscape materials and shall be in accordance with the City of Wichita Landscape Ordinance.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Lighting:
 - Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
 - All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
 - All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
 - Light poles including above ground base shall be limited to 25 feet tall, except 15 feet tall when within 100 feet of residential zoning or residential use.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Screening for this site shall be required as follows:
 - Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials; and as per Wichita-Sedgwick County Unified Zoning Code.
 - Trash receptacles shall be individually screened; loading docks, outdoor storage, and loading areas shall be appropriately screened to hide them from ground view with materials matching or similar to the building facade materials.
 - Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
 - Outdoor display and storage shall be subject to all conditions of Section III-B.14.e for all Parcels. No outdoor work or storage or loading dock activities are allowed between Boardwalk Street right-of-way (residential collector) and the front building facade.
 - A screening wall in conformance with Section III-C.2.b shall be constructed along the south lines of Parcels 1-6, the south and east lines of Parcel 7, and the east line of Parcel 7.
 - The wall requirement for the east lines of Parcels 7 and 8 will be waived if the adjoining property to the east is zoned and developed as Neighborhood Office NO or a more intensive zoning use prior to the development of said Parcel. The wall requirement for the west line of Parcel 1 will be waived if the adjoining property to the west is developed as nonresidential prior to the development of said Parcel.
 - The wall requirement may be waived for the south line of Parcels 1-6, if an acceptable alternative "natural" screening measure is approved by the Zoning Administration and the Director of Planning for the entire length of said south line prior to the issuance of the building permit.
 - Masonry walls as located / stated above shall be constructed at least six feet but not more than eight feet high. They shall consist of a solid wall constructed of brick, stone, masonry, architectural tile, or other similar material (not including wood or woven wire). Construction of the walls will require a building permit(s). No wall shall be constructed in a utility easement, however utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit(s).
- Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required. The 35 foot building setback along the west line may be reduced to 15 foot if the adjoining property to the west is developed for per the OW zoning prior to the development of Parcel 1.
- Signs: As permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
 - All Parcels are subject to the requirements of the Sign Code for the City of Wichita for LC Zoning District except as noted herewith.
 - No flashing, moving, portable, off-site-billboards, (except project title signs for Development Signs), banner, or pennant signs shall be permitted (except for signs showing time and temperature).
 - Ground signs shall all consist of monument style signs and share similar elements of design. Two (2) signs along 53rd Street shall have a maximum height of 25 feet and a maximum sign face area of 120 square feet to be used for development identification as well as tenant signs for tenants within the C.U.P. These two signs shall not be placed closer than 375 feet to one another along 53rd Street. Additional monument signs shall have a maximum height of 10 feet and a maximum sign face area of 120 square feet, except for Parcel 8 where monument signs shall have a maximum height of 10 feet and a maximum sign face area of 100 square feet.
 - Signs shall be spaced a minimum distance of 150 feet apart, provided however, that this spacing may be reduced to 100 feet between the development identification sign(s) and the adjacent monument sign. However, calculations of the maximum number of sign locations per street frontage shall be based on a distance separation of 150 feet between sign locations allowing a maximum of ten(10) signs on 53rd Street and three (3) on Boardwalk Street when one sign is shared at the corner of Parcel 6 and or 7.
 - The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage of 53rd Street North and 0.5 times the linear frontage of Boardwalk Street (residential collector). Building wall signs shall be prohibited on the south and west elevations of Parcel 1; the east elevations of Parcels 1-6; the east and south elevations of Parcel 7; however the east elevation requirement may be waived if the adjoining property to the east is zoned and developed as non-residential prior to the development of said Parcel; Also the Building wall signs of the west elevations of Parcel 8 shall not be lighted and will be reduced to 0.25 times the linear frontage of Boardwalk Street (residential collector).
 - No LED (light emitting diode) signs are permitted on Boardwalk Street (residential collector).
 - Window signage shall be limited to 25% of window area.
- Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
- The following transportation improvements and Parcel access shall be provided:
 - Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
 - Guarantees for specific street and or signalization improvements shall be determined at the time of final platting.
 - An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator and Traffic Engineer.
 - The traffic circulation plan shall assure smooth internal vehicular movements, joint use of Ingress / egress openings as required by the Access Management Policy, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. The pedestrian circulation system shall connect all buildings within the development to each other and to the arterial sidewalks on 53rd Street, and may connect to adjoining properties.
 - A site traffic and pedestrian circulation plan for each parcel, upon request for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.
- Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
- No occupancy permits shall be issued for any development without services by municipal water and sewer services.
- Reserves: No reserves are shown, however, if necessary the location, uses, and size of reserves shall be determined at the time of final platting and revised upon the C.U.P.
- All proposed new utilities shall be installed underground.
- Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right(s)-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.
- Title: The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.



LEGEND

- ☐ TR - TELEPHONE RISER
- S - STORM SEWER PIPE
- W - WATER LINE
- S - SANITARY SEWER LINE
- G - GAS LINE
- T - TELEPHONE LINE
- DE - OVERHEAD ELECTRIC
- FC - FIBER OPTIC LINE
- ⊙ GM - GAS METER
- ⊙ SSMH - SANITARY SEWER MANHOLE
- △ - SECTION CORNER
- ⊙ - SIGN
- T - TREES
- E - EDGE OF TREES
- F - FENCE
- G - GATE
- ⊙ PPA - POWER POLE/GUY ANCHOR
- ⊙ E - ELECTRIC BOX
- ⊙ P - POLE
- ⊙ FH - FIRE HYDRANT
- ⊙ W - WATER VALVE
- ⊙ WM - WATER METER

LEGAL DESCRIPTION

A tract of land lying in a portion of the Northwest Quarter of Section 24, Township 26 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas, and a portion of the Northeast Quarter of the Northeast Quarter of said Section 24; said tract being more particularly described as follows:
 COMMENCING at the North Quarter corner of said Section 24; thence on an assumed basis of bearing along the Half Section Line 500°00'00"E, 60.00 feet to the POINT OF BEGINNING; thence parallel and 60.00 feet south of the north line of the Northeast Quarter of said Section 24, S89°53'34"E, 1259.55 feet to a point lying 65.04 feet east of the west line of the Northeast Quarter of the said Northeast Quarter; thence along said west line, S00°53'19"E, 787.40 feet to a point on a non-tangent curve to the left; thence along said curve 263.08 feet, said curve having a central angle of 11°56'17", a radius of 1262.63 feet, and a long chord distance of 262.60 feet, bearing S06°51'46"E; thence S66°16'15"W, 200.34 feet; thence S54°42'07"W, 64.00 feet to a point on a non-tangent curve to the left; thence along said curve 57.79 feet, said curve having a central angle of 05°48'05", a radius of 570.76 feet, and a long chord distance of 538.72 feet, bearing N38°12'19"W; thence N42°03'45"W, 226.73 feet to a point on a curve to the right; thence along said curve 538.72 feet, said curve having a central angle of 58°01'09", a radius of 532.00 feet, and a long chord distance of 515.99 feet, bearing N13°03'11"W; thence N15°57'24"E, 155.56 feet to a point lying 360.00 feet south of the north line of the Northwest Quarter of said Northeast Quarter; thence parallel with and 360.00 feet south of said north line N89°53'34"W, 806.10 feet to the Half Section line; thence parallel with and 360.00 feet south of the north line of said Northwest Quarter of said Section 24, S89°53'34"W, 798.16 feet; thence N00°04'37"W, 300.00 feet; thence N89°53'34"E, 798.56 feet to the POINT OF BEGINNING. Said tract CONTAINS: 993,207 square feet or 22.80 acres of land, more or less.

COMMUNITY UNIT PLAN DP-306
THE MOORINGS PLAZA

OWNERS / DEVELOPER: CBB NORTHLAKES LLC Attn: Kurt and Brad Bachman 4647 N. Meridian Wichita, KS, 67204 (316) 838-6789



411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

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