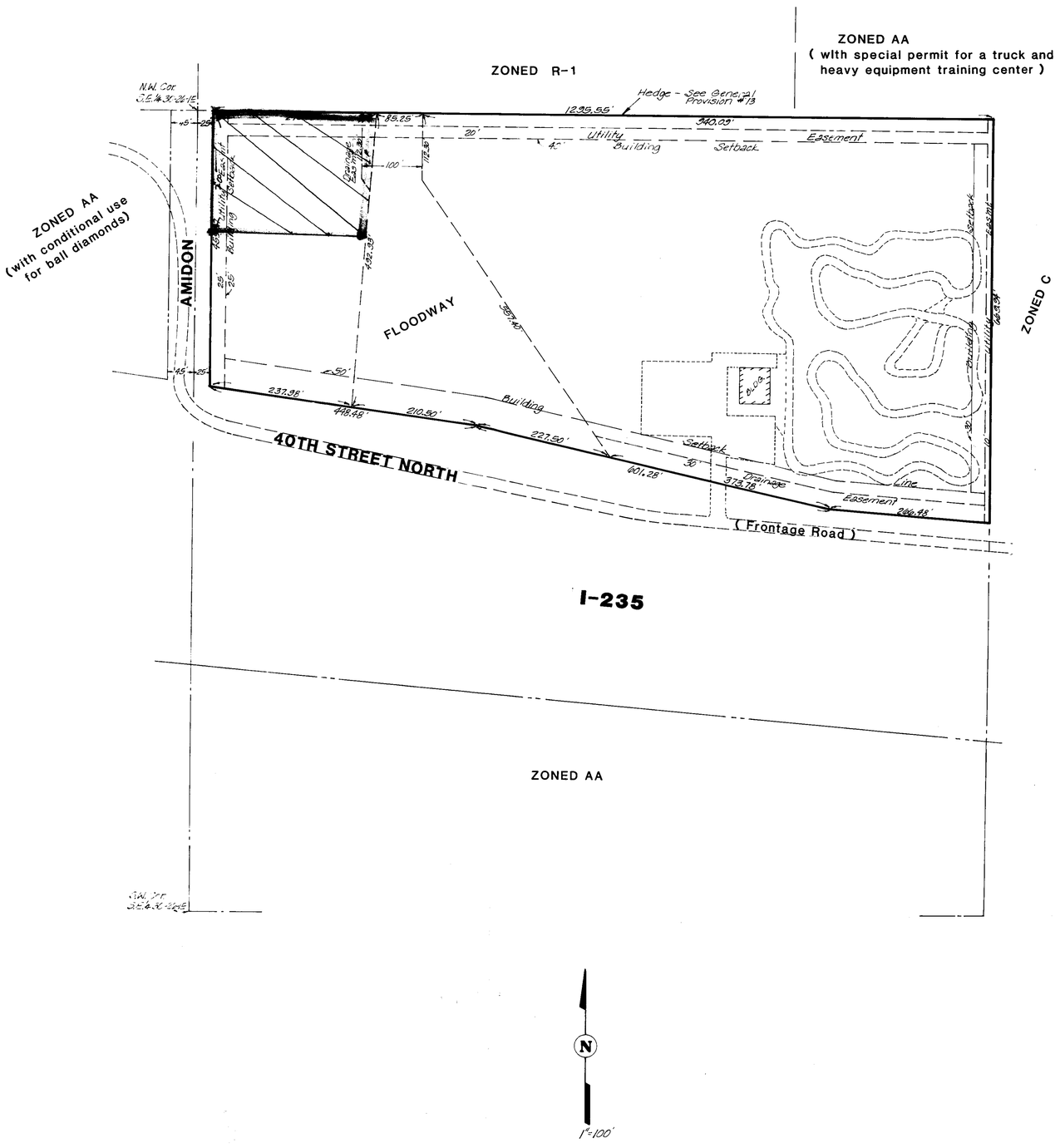


APPROVED CUP
MAPC Approved 5-30-96 DM
Effective 6-13-96 DM
MAPD copy 2 of 2

COMMUNITY UNIT PLAN

WORD OF LIFE MINISTRIES

GENERAL PROVISIONS

1.	Legal Description	Lot 1, Kan-Am Addition
2.	Gross Area	17.2 Acres or 749,232 Sq. Ft.
3.	Maximum Building Coverage	30% or 224,770 Sq. Ft.
4.	Residential Densities	(A) Density for residential development (individual housekeeping units) shall be limited to 29 dwelling units per acre based on the number of acres being utilized for residential purposes. (B) A nursing home facility shall be limited to 100 beds and shall be licensed in accordance with all applicable laws.
5.	Sanitary Sewer Service	All development is subject to availability of adequate municipal sanitary sewer or Health Department approval of temporary sewage systems.
6.	Maximum Gross Floor Area	449,540 Sq. Ft.
7.	Maximum Building Height	80 Feet
8.	Building Setbacks	South Line 50 Feet West Line 25 Feet North Line 40 Feet East Line 30 Feet

9. Signs shall be limited in height to 30 feet; in total number to two; and in gross surface area per sign to 150 square feet. Signs which are permitted in all zoning districts as specified in 28.04.139 C. of the Wichita Zoning Ordinance are also allowed. No off-site signs or roof signs shall be permitted. Signs may be lighted by internal or indirect illumination only.

10. Parking - In accordance with the Wichita Zoning Ordinance.

11. All utilities shall be installed underground.

12. Overhead lights shall be permitted providing they are directed downward and do not create a hazard for I-235 traffic or a nuisance for adjacent residential development.

13. The existing hedge on the north property line shall remain intact and any vacancies shall be replaced with suitable trees, during the first planting season following the construction of facilities on that portion of the parcel being developed.

14. Proposed Uses: Church; Church oriented uses such as Offices, School, Day Care Center, Retirement Village, Nursing Home, Staff Housing, and Recreational Activities if owned and used in conjunction with church facilities. ALONG WITH A COMMUNICATION TOWER CONFINED TO THE NORTH 200 FEET OF THE WEST 270 FEET OF THIS CUP. (PER AMEND. #1 LETTER DATED 6-24-96 and 6-3-96.)

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316-262-7271 • 330 LAURA • WICHITA, KANSAS 67...

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