

FOUR H DRAINAGE PLAN

GENERAL PROVISIONS

1. Total Net Land Area 838,769 Sq. Ft. or 19.28 Acres
2. Total Gross Floor Area 161,000 Sq. Ft.
Total Floor Area Ratio 19.20 Percent
3. At the time of platting, the applicant shall guarantee the construction of a continuous decorative fence line to come at or near to Tyler Road and Central Avenue. The portions of the major entrances to Tyler Road and Central Avenue shall be built on public right-of-way and shall be guaranteed at the time of platting. The cost of the portion of the major entrance on private property will be required at the time any building permit is requested on the parcel being served with access.
4. A Erosion Plan and guarantee for drainage improvement are required at the time of platting.
5. Any changes to the existing traffic measures on Tyler or Central must be with the approval of the City Engineer.
6. Parking shall be provided in accordance with Section 28.04.140 at the time of the Code of the City of Wichita, unless otherwise specified in the parcel description.
7. Setbacks are as indicated on the C.U.P. drawings, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership with a continuous structure, setbacks between parcels will not be required.
8. If multiple ownership is anticipated, an owner's association agreement providing for maintenance of any reserves, open space, drives, parking areas, drainage improvements etc. shall be filed with the plat of the area. All drives and parking areas shall be privately owned and maintained by the owner's association(s).
9. A access-of-circulation agreement shall be required at the time of platting to assure adequate circulation between parcels within the C.U.P.
10. Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:
 - A. Flashing signs (except for signs showing only time, temperature and other public safety messages), rotating or moving signs, signs with flashing lights or signs which create illusions of movement are not permitted.
 - B. Portable and off-site signs are not permitted.
 - C. Window display signs are limited to 25% of the window area.
 - D. No temporary display signs are permitted on any parcel developed with auto sales uses, including the use of signs, posters, string lights and balloons, except that food banners, signs for light poles and not exceeding 50 square feet of material per light pole will be permitted. However, in addition to the above, all food banners or special promotional items shall be limited to (limited) events per year not to exceed ninety (90) days per year for all events.
 - E. Parcel 4 shall be limited to no more than four ground or pole signs with restriction of one multiple use sign for Parcel 1 located within the major entrance to Central Ave. All other parcels shall be limited to one ground or pole sign.
11. Attached structures with Parcel 1, 2, and 3, Parcel 4 and 5, and Parcel 6 shall have similar architectural character and design and be constructed of the same or closely similar exterior building materials.
12. A 6" to 8" foot solid or semi-solid wall of brick, stone, masonry, architectural concrete or similar material shall be constructed along the west line and the north line of Parcel 1 adjacent to the AA Zoned property. The wall shall be constructed with a five-foot-wide wall easement. The wall shall not be constructed across utility easements, unless column footings are used in association with removable wall segments. Wall construction is subject to the issuance of a Building Permit. The wall shall be complete prior to a final certificate of occupancy for any building constructed on said Parcel.

PARCEL 1 (12.22)	
A. Net Area	326,959 Sq. Ft. or 7.5 Acres
B. Maximum Building Coverage	80,000 Sq. Ft. or 24.5 Percent
C. Maximum Gross Floor Area	80,000 Sq. Ft.
D. Floor Area Ratio	24.47 Percent
E. Maximum Number of Buildings	5
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	North Line 30 feet East Line 230 feet from Tyler Road South Line 30 feet West Line 30 feet
H. Access Points	2 to Tyler Road
I. Proposed Uses	Retail Business, Residential Storage, New and Used Automobile Sales, Accessory Uses and all other associated uses (subject to CCA approval) See General Provision #12

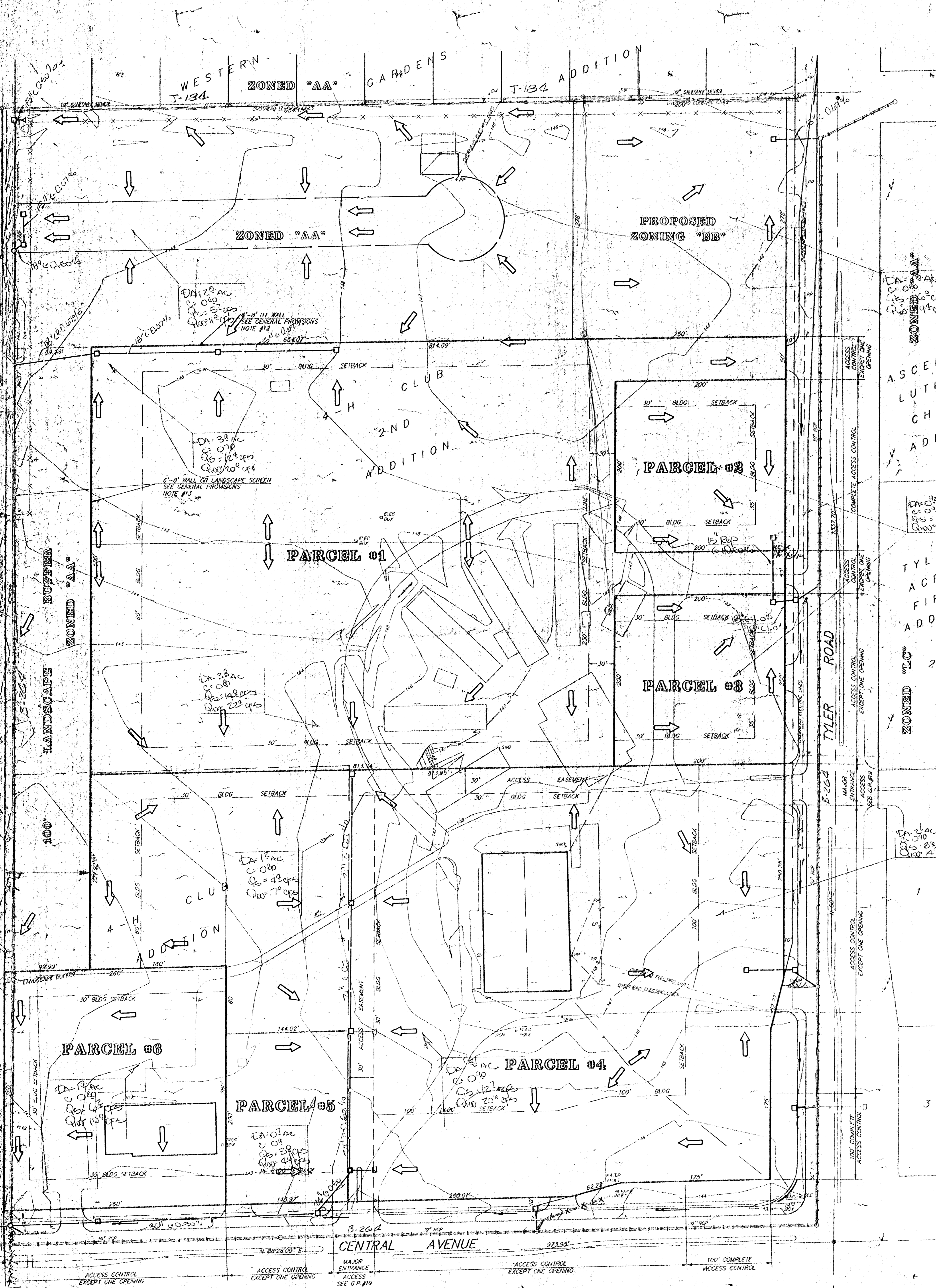
PARCEL 2 (12.63)	
A. Net Area	39,995 Sq. Ft. or 0.92 Acre
B. Maximum Building Coverage	5,000 Sq. Ft. or 12.5 Percent
C. Maximum Gross Floor Area	5,000 Sq. Ft.
D. Floor Area Ratio	12.5 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Tyler Road 35 feet North Line 30 feet South Line 30 feet
H. Access Points	No Access to Tyler Road
I. Proposed Uses	Retail Uses, Restaurant, Financial Institutions and Personal Services, New and Used Automobile Sales and Leasing (Subject to CCA approval) See General Provision #12

PARCEL 3 (12.63)	
A. Net Area	19,995 Sq. Ft. or 0.46 Acre
B. Maximum Building Coverage	3,000 Sq. Ft. or 15.0 Percent
C. Maximum Gross Floor Area	3,000 Sq. Ft.
D. Floor Area Ratio	15.0 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Tyler Road 35 feet North Line 30 feet South Line 30 feet
H. Access Points	1 to Tyler Road
I. Proposed Uses	Retail Uses, Restaurant, Financial Institutions and Personal Services, New and Used Automobile Sales and Leasing (Subject to CCA approval) See General Provision #12

PARCEL 4 (2.04)	
A. Net Area	330,257 Sq. Ft. or 7.58 Acres
B. Maximum Building Coverage	70,000 Sq. Ft. or 21.5 Percent
C. Maximum Gross Floor Area	70,000 Sq. Ft.
D. Floor Area Ratio	21.5 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Tyler Road 100 feet Central Avenue 100 feet North Line 30 feet West Line 30 feet
H. Access Points	2 to Tyler Road 2 to Central Avenue
I. Proposed Uses	New and used automobile sales, accessory uses and all other associated uses See General Provision #12 & #22

PARCEL 5 (2.04)	
A. Net Area	28,700 Sq. Ft. or 0.66 Acres
B. Maximum Building Coverage	5,000 Sq. Ft. or 17.4 Percent
C. Maximum Gross Floor Area	5,000 Sq. Ft.
D. Floor Area Ratio	17.37 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Central Avenue 35 feet
H. Access Points	1 to Central Avenue
I. Proposed Uses	Restaurant, New and Used Automobile Sales and Leasing See General Provision #12 & #22

PARCEL 6 (2.04)	
A. Net Area	72,723 Sq. Ft. or 1.67 Acres
B. Maximum Building Coverage	16,000 Sq. Ft. or 22.0 Percent
C. Maximum Gross Floor Area	16,000 Sq. Ft.
D. Floor Area Ratio	22.0 Percent
E. Maximum Number of Buildings	2
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Central Avenue 35 feet
H. Access Points	1 to Central Avenue
I. Proposed Uses	Office, New and used automobile sales, accessory uses and all other associated uses See General Provision #12 & #22



WESTFLINK CENTER 4TH ADDITION
ZONED "LC"
DRAINAGE PLAN

Scale: 1" = 50'