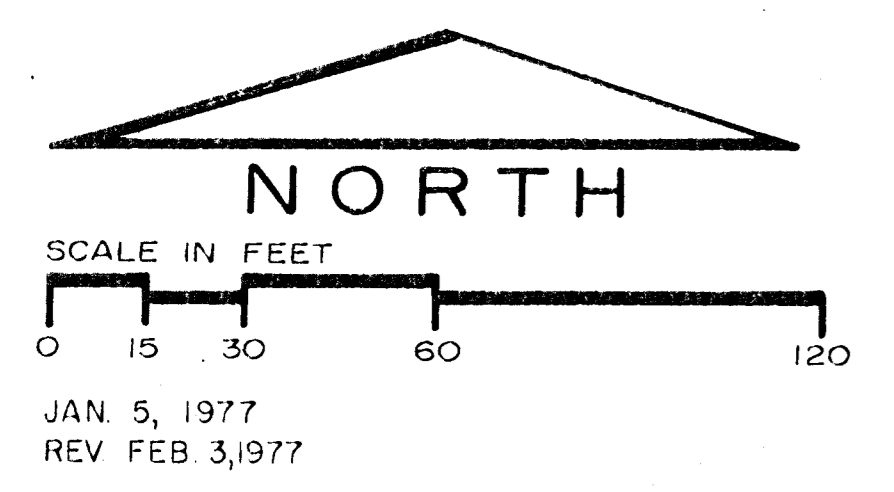


**GENERAL PROVISIONS**

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 7.63 ACRES.
2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS FOR PARCELS ONE (1) AND TWO (2) ALONG WEBB ROAD SHALL NOT EXCEED THREE (3). NO CURB CUTS WILL BE PERMITTED TO KELLOGG OR ALONG THE KANSAS TURNPIKE AS INDICATED ON THE PLAN.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. DRAINAGE - A DRAINAGE PLAN AND LIGHT SEWERS WERE APPROVED AND INSTALLED AT THE TIME P.N.I.C. ADDITION WAS PLATTED.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN, OR UNDER PARCEL DESCRIPTIONS. IN THE EVENT THAT PARCELS ONE (1) AND TWO (2) ARE DEVELOPED JOINTLY, NO SETBACKS WILL BE NECESSARY BETWEEN PARCELS ONE (1) AND TWO (2).
6. PLANTING SCREENS, AS INDICATED ON THE PLAN, SHALL BE PROTECTED AND MAINTAINED OF LOW SHRUBBERY AND TREES NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY MISUSE OF THE COMMERCIAL AND OFFICE AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING SCREENS, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON PARCELS ONE (1) AND TWO (2). THE PLANTING SCREENS FOR PARCEL THREE (3) ARE EXISTING.  
  
FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING SCREENS SHALL BE CONSIDERED A VIOLATION OF THE Z.O.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTING SCREENS ARE NOT PROPERLY MAINTAINED.
7. A FIRE LANE, HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCELS ONE (1) AND TWO (2). SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3/4" INCH ASPHALT BASE WITH 1" INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.  
  
PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).
8. SIGNS FOR PARCELS ONE (1), TWO (2), AND THREE (3), AS PERMITTED BY THE ZONING DISTRICT.
9. PARKING RATIO FOR PARCELS ONE (1), TWO (2), AND THREE (3), SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
10. Building heights, including any structure as defined by Section 28.05 of the Code of the City of Wichita, Kansas, shall not exceed the following City datum elevations. Any structure to the north and west of Line "A" shall not exceed elevation 200. Any structure between Lines "A" and "B" shall not exceed elevation 210. Any structure between Lines "B" and "C" shall not exceed elevation 237. Any structure to the south and east of Line "C" shall not exceed elevation 241.

**PARCEL DESCRIPTIONS**

- PARCEL - 1**  
 PROPOSED USE - OFFICES, PROFESSIONAL, PERSONAL SERVICES, MOTEL AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS.  
 GROSS AREA - 2.77 ± ACRES  
 NET AREA - 2.77 ± ACRES OR 120,715 SQUARE FEET  
 MAXIMUM BUILDING COVERAGE - 30% OR 36,215 SQUARE FEET  
 FLOOR AREA RATIO - .50  
 MAXIMUM GROSS FLOOR AREA - 60,358 ± SQUARE FEET
- PARCEL - 2**  
 PROPOSED USE - MOTEL, OFFICES, PROFESSIONAL, PERSONAL SERVICES, AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS.  
 GROSS AREA - 4.72 ± ACRES  
 NET AREA - 4.72 ± ACRES OR 74,305 SQUARE FEET  
 MAXIMUM BUILDING COVERAGE - 30% OR 22,472 SQUARE FEET  
 FLOOR AREA RATIO - .70  
 MAXIMUM GROSS FLOOR AREA - 52,433 ± SQUARE FEET
- PARCEL - 3**  
 PROPOSED USE - OFFICES, PROFESSIONAL, PERSONAL SERVICES AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.  
 GROSS AREA - 3.14 ± ACRES  
 NET AREA - 3.14 ± ACRES OR 136,535 SQUARE FEET  
 MAXIMUM BUILDING COVERAGE - 30% OR 40,978 SQUARE FEET  
 FLOOR AREA RATIO - .45  
 MAXIMUM GROSS FLOOR AREA - 61,468 ± SQUARE FEET



**F N I C**

**COMMUNITY UNIT PLAN • AMENDED**

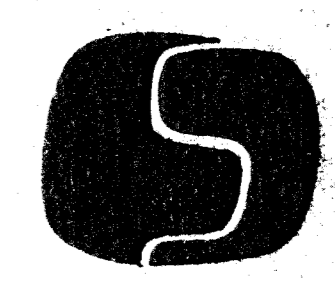
REVISED 3 SEPTEMBER, 1980 • PARCEL BOUNDARIES AND AREAS TO REFLECT ACTUAL OWNERSHIP

SE COR. SEC. 20-27S-2E

**KELLOGG**

Originally prepared by:  
**oblinger-smith corporation**

Consultants in Planning, Design and Development  
 825 First National Bank Building Wichita, Kansas 67202



REVISION 3 SEPTEMBER 1980 By:  
 T.L. DANIEL - LAND SURVEYOR TEL: 261 2318  
 1921 EAST CENTRAL WICHITA, KANSAS 67214