

PARCEL DESCRIPTIONS

PARCEL 1

PROPOSED USE - FINANCIAL, OFFICE AND/OR APARTMENTS OR TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.
 NET AREA - 4.1 ACRES ± OR 177,675 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 53,302 SQ. FT.
 FLOOR AREA RATIO - .50 FOR FINANCIAL OR OFFICE
 MAXIMUM GROSS FLOOR AREA - 59,857 SQ. FT. FOR FINANCIAL OR OFFICE
 MAXIMUM BUILDING HEIGHT - 65 FT. OFFICE OR FINANCIAL 120 FT. FOR RESIDENTIAL
 DENSITY - 30 D.U./NET ACRE OR 120 D.U./S
 PARKING RATIO (RESIDENTIAL) - 1.5/D.U. (2.0 D.U. IF OWNER OCCUPIED)

PARCEL 2

PROPOSED USE - HOTEL/MOTEL, SHOPPING CENTER, FINANCIAL, OFFICE, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL.
 NET AREA - 8.93 ACRES ± OR 388,825 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 118,647 SQ. FT.
 FLOOR AREA RATIO - .50
 MAXIMUM GROSS FLOOR AREA - 194,412 SQ. FT.
 MAXIMUM BUILDING HEIGHT - AS PER ATTACHED EXHIBIT "A" OR 120 FEET MAXIMUM (65 FEET FOR SHOPPING CENTER, CONVENIENCE AND SERVICE ORIENTED RETAIL)

PARCEL 3

PROPOSED USE - HOTEL/MOTEL, SHOPPING CENTER, FINANCIAL, OFFICE, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL.
 NET AREA - 7.6 ACRES ± OR 331,145 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 99,343 SQ. FT.
 FLOOR AREA RATIO - .50
 MAXIMUM GROSS FLOOR AREA - 165,572 SQ. FT.
 MAXIMUM BUILDING HEIGHT - AS PER ATTACHED EXHIBIT "A"

PARCEL 4

PROPOSED USE - HOTEL/MOTEL, SHOPPING CENTER, FINANCIAL, OFFICE, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL.
 NET AREA - 11.64 ACRES ± OR 507,156 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 152,158 SQ. FT.
 FLOOR AREA RATIO - .50
 MAXIMUM GROSS FLOOR AREA - 253,597 SQ. FT.
 MAXIMUM BUILDING HEIGHT - AS PER ATTACHED EXHIBIT "A" OR 120 FEET MAXIMUM (65 FEET FOR SHOPPING CENTER, CONVENIENCE AND SERVICE ORIENTED RETAIL)

PARCEL 5

PROPOSED USE - HOTEL/MOTEL, OFFICE AND/OR APARTMENTS, AND ASSOCIATED COMMUNITY FACILITIES.
 NET AREA - 9.8 ACRES ± OR 427,000 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 128,100 SQ. FT.
 FLOOR AREA RATIO - .50
 MAXIMUM GROSS FLOOR AREA - 213,500 SQ. FT.
 MAXIMUM BUILDING HEIGHT - AS PER ATTACHED EXHIBIT "A" OR 120 FEET MAXIMUM
 DENSITY FOR APARTMENTS - 30 D.U./NET ACRE OF 294 D.U./S
 PARKING RATIO (RESIDENTIAL) - 1.5/D.U. (2.0 D.U. IF OWNER OCCUPIED)

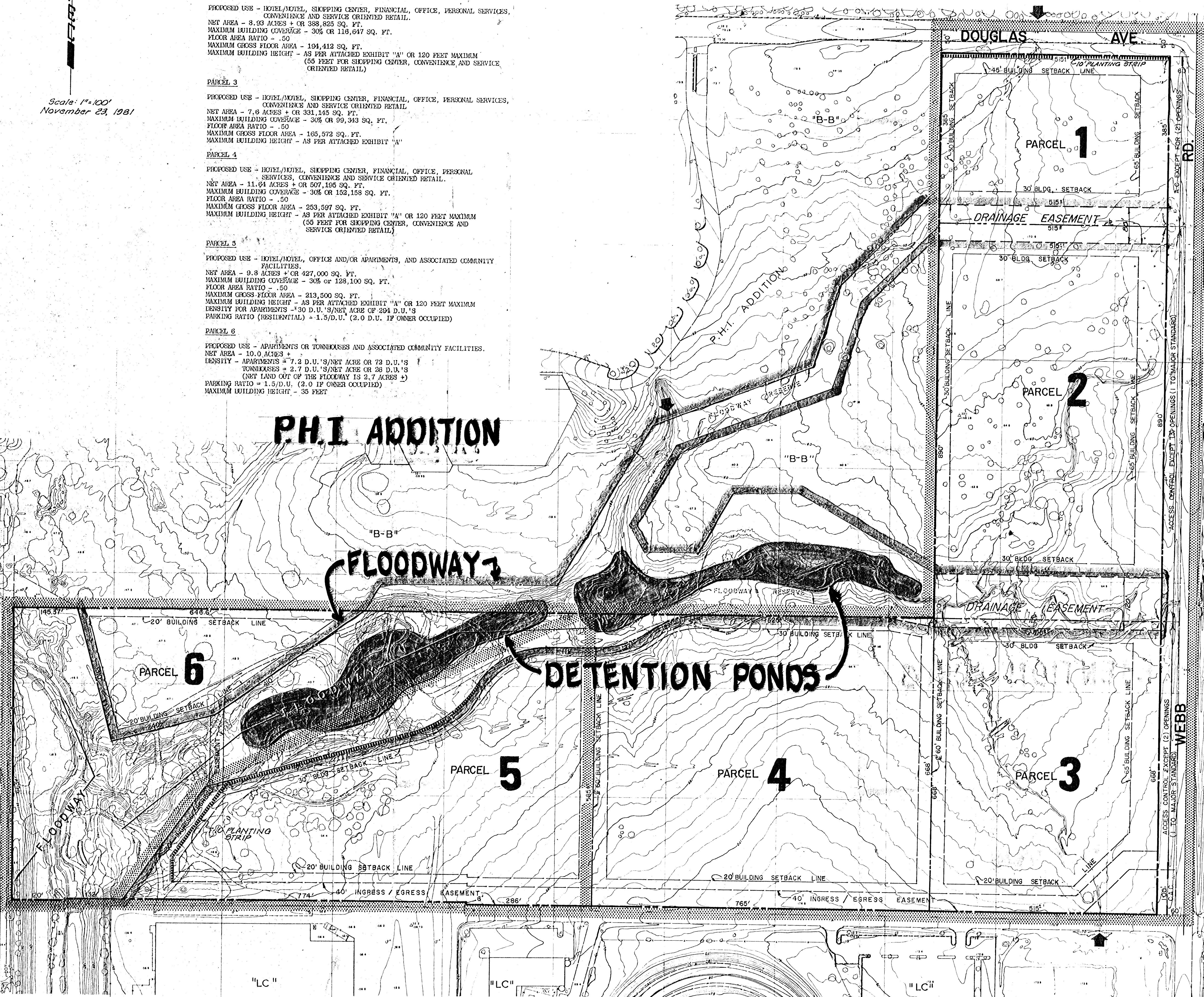
PARCEL 6

PROPOSED USE - APARTMENTS OR TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.
 NET AREA - 10.0 ACRES ±
 DENSITY - APARTMENTS = 7.2 D.U./NET ACRE OR 72 D.U./S
 TOWNHOUSES = 2.7 D.U./NET ACRE OR 28 D.U./S
 (NET LAND OUT OF THE FLOODWAY IS 2.7 ACRES ±)
 PARKING RATIO - 1.5/D.U. (2.0 IF OWNER OCCUPIED)
 MAXIMUM BUILDING HEIGHT - 35 FEET

FOREST HILLS

"A-A"

Scale: 1"=100'
 November 23, 1981



GENERAL

TOTAL GROSS AREA = 57.8 AC ±
 TOTAL NET AREA = 52.1 AC ± (EXCLUSIVE OF PUBLIC STREET R/W) AND DRAINAGE EASEMENTS
 THIS DEVELOPMENT IS PROPOSED TO CONTAIN 42.1 NET ACRES ± OF LIGHT COMMERCIAL ZONING AND 10.0 NET ACRES ± OF "AM" ZONING

GENERAL PROVISIONS

- ACCESS CONTROL: ACCESS TO WEBB ROAD SHALL BE LIMITED TO 7 OPENINGS, TWO (2) FROM PARCEL ONE (1), THREE (3) TO PARCEL TWO (2), AND TWO (2) FROM PARCEL THREE (3). ONE (1) OPENING TO PARCEL TWO (2), AND ONE (1) OPENING TO PARCEL THREE (3) TO WEBB ROAD SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
- CONSTRUCTION OF THE MAJOR ENTRANCES, TWO (2) TOTAL, AND A CONTINUOUS DECK LANE ALONG THE EAST LINE OF PARCELS TWO (2) AND THREE (3) SHALL BE GUARANTEED AT THE TIME OF PLATTING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN, WITH THE FOLLOWING EXCEPTIONS:
 - SHOULD PARCEL ONE (1) DEVELOP AS RESIDENTIAL IN EXCESS OF 55 FEET IN HEIGHT, THE BUILDING SETBACK FROM DOUGLAS AVE SHALL BE INCREASED AT THE RATIO OF 1.5 FEET FOR EVERY 1 FOOT OF BUILDING HEIGHT IN EXCESS OF 55 FEET. THE BUILDING SETBACK FROM WEBB ROAD SHALL BE INCREASED AT THE RATIO OF 1.0 FOOT FOR EVERY 1 FOOT OF BUILDING HEIGHT IN EXCESS OF 55 FEET.
 - SHOULD ANY OF THE PROPOSED USES IN PARCEL TWO (2) BE DEVELOPED IN EXCESS OF 55 FEET IN HEIGHT, THE BUILDING SETBACK FROM WEBB ROAD SHALL BE INCREASED AT THE RATIO OF 1.0 FOOT FOR EVERY 1 FOOT OF BUILDING HEIGHT IN EXCESS OF 55 FEET.
 - THE 30 FOOT BUILDING SETBACK LINES FROM THE DRAINAGE EASEMENTS AS SHOWN IN PARCELS ONE (1), TWO (2), AND THREE (3), MAY BE REDUCED UP TO 10 FEET UPON SUBMISSION TO AND THE APPROVAL OF A DEVELOPMENT PLAN BY THE DIRECTOR OF PLANNING.
 - IN THE EVENT THAT PARCELS THREE (3), FOUR (4), OR FIVE (5), ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
 - IN THE EVENT THAT THE LOCATION OF THE INGRESS/EGRESS EASEMENT AS SHOWN IN PARCELS THREE (3), FOUR (4), AND FIVE (5), SHOULD CHANGE, THE MINIMUM BUILDING SETBACK FROM THE SOUTH LINE OF SAID PARCELS SHALL BE 40 FEET. NO BUILDINGS SHALL BE CONSTRUCTED CLOSER THAN 20 FEET TO THE INGRESS/EGRESS EASEMENT.
- PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA OR AS INDICATED IN THE PARCEL DESCRIPTION.
- ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENTS SHALL BE ALLOWED.
- APPROPRIATE FIRE LANE EASEMENTS FOR ALL PARCELS WILL BE REFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANE SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3/4 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- INGRESS AND EGRESS TO PARCELS FOUR (4), FIVE (5), AND SIX (6) WILL BE PROVIDED VIA THE INGRESS/EGRESS EASEMENT AS SHOWN, OR ALTERNATE THEREOF. THE ROADWAY IN SAID INGRESS/EGRESS EASEMENT SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3/4 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID INGRESS/EGRESS EASEMENT.
- AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE ROADWAY AND INGRESS/EGRESS EASEMENT SHALL BE SUBMITTED WITH THE PLAT(S) FOR PARCELS THREE (3), FOUR (4), FIVE (5), AND SIX (6).
- A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT(S) FOR PARCEL SIX (6) IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.
- SCREENING AND LANDSCAPING: SHOULD PARCELS ONE (1) AND FIVE (5) DEVELOP OTHER THAN RESIDENTIAL A PLANTING STRIP, AS INDICATED IN PARCELS ONE (1) AND FIVE (5), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERVISOR OF CENTRAL INSPECTION.
 THE LANDSCAPE STRIP IN PARCEL ONE (1) SHALL BE REPLACED WITH A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, IF THE SURFACE AREA, SERVICE AREA OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT TO THE NORTH.
- A LANDSCAPE PLAN PREPARED BY A LANDSCAPED ARCHITECT FOR THE PLANTING STRIP, INDICATING THE TYPE LOCATION AND SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS ONE (1) AND FIVE (5).
 A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- THIS PLAN PROVIDES FOR THE CONSTRUCTION OF UP TO 915,918 SQUARE FEET OF OFFICE, COMMERCIAL AND RELATED USES. SHOULD THE OWNER(S) DESIRE TO CONSTRUCT OVER 450,000 SQUARE FEET OF SUCH USES, THE OWNER(S) SHALL BE REQUIRED TO IDENTIFY ALL RELATED PROBLEMS CREATED BY THE ADDITIONAL SIZE AND PROVIDE SOLUTIONS TO THOSE PROBLEMS SATISFACTORY TO THE DIRECTOR OF PLANNING OR OTHER AFFECTED DEPARTMENTS WITHIN THE CITY.

"BEECH"

INFLOW FROM TRIBUTARY AREAS

MAXWELL'S PRELIMINARY DRAINAGE CONCEPT