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COMMUNITY UNIT PLAN  
FOR  
TYLER ACRES



**BAUGHMAN COMPANY, P.A.**  
SURVEYING & ENGINEERING  
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

### GENERAL PROVISIONS

1. Total Net Land Area            1,397,845 Sq. Ft. or 32.09 Acres
  2. Signs as permitted by zoning ordinance.
  3. A planting strip no less than 10 feet in width as indicated, over the south 10 feet of the east 90 feet of Parcel 1 and the south 10 feet and the east 10 feet of Parcel 4. A landscape plan prepared by a landscape architect for the planting screen, 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 permits(s) for Parcels 1 and 4. 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.
  4. Six street trees, approved by the City Forester and the Department of Planning, shall be planted prior to occupancy of any building in Parcel 2. A planting strip no less than 10 feet in width, as indicated, over the west 10 feet of the north 290 feet of Parcel 2 is requested to be waived until such time as residential development occurs on the west side of Tyler opposite to said planting strip. A landscape plan prepared by a landscape 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 any building permits for Parcel 2.
  5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcels 1 and 2. Such wall to be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed prior to final certificate of occupancy of any new building or the expansion of more than 10,000 square feet of existing buildings on Parcels 1 and 2.
  6. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcel 6. If Parcel 6 is developed for residential warehouse storage, a 25 foot landscaped yard shall be provided along the north property line with the 5 to 8 foot wall constructed along the south side of said landscaped yard.
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7. Access Controls shall be as follows:

6 points of access to Tyler Road

One of which shall be constructed to major entrance standards on Parcel 1.

9 points of access to Central Avenue

One of which shall be constructed to major entrance standard on Parcel 1.

The major openings shall be guaranteed at the time of replatting.

8. Minimum building setbacks shall be as indicated on the plan. In the event that Parcels are developed under the same ownership, the setback between Parcels will not be required.
9. Appropriate fire lane easements for Parcels 1, 2, 3, 4, and 6 will be considered at the time of platting and more specifically defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width, and constructed with a 3½ inch asphalt base with 1-1½ 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.
10. Utilities shall be installed underground on all Parcels.
11. Drainage shall be handled at the time of replatting.
12. Right of way for the deceleration lane on Central Avenue and the acceleration lane of Tyler Road shall be as follows:
- A. The west 10 feet of the south 125 feet and the south 10 feet of the west 165 feet of Parcel 3 will be dedicated at the time of replatting.
  - B. The east 15 feet of the west 25 feet of the south 125 feet and the north 15 feet of the south 25 feet of the west 165 feet of Parcel 3 shall be a contingent dedication at the time of replatting.
  - C. Right of way for the deceleration lane on Central Avenue over the east 150 feet of Parcel 3 shall be a contingent dedication until the present leasee's lease expires in 19 . At that time, the right of way shall become a contingent dedication until required by the City of Wichita, for the construction of the deceleration lane.
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13. The construction of the deceleration and acceleration lanes along Central Avenue and along Tyler Road from Central Avenue north to the major entrance on Tyler Road, along with the major entrance and accompanying left turn bay on Central Avenue shall be guaranteed at the time of platting.
  14. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
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PARCEL # 1

- (A) Net Area 862,870 Sq. Ft. or 19.81 Acres
  - (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 258,860 Sq. Ft.
  - (C) Maximum Gross Floor Area 345,150 Sq. Ft.
  - (D) Floor Area Ratio 40%
  - (E) Maximum Building Height 35 feet
  - (F) Existing Building Coverage 36,220 Sq. Ft.
  - (G) Number of Buildings 10
  - (H) Setbacks
    - Central Avenue 160 feet
    - East Line 30 feet
    - North Line 30 feet
    - Tyler Road 90 feet or as indicated on the plan
  - (I) Parking ratio as per zoning ordinance
  - (J) Access Points
    - 2 to Tyler Road
    - 3 to Central Avenue
  - (K) Proposed General Uses: Shopping Center Facilities, Retail uses, Theatre, Liquor Store, Financial Institutions, Restaurant, Offices, Private Club, Bowling Alley, Skating Rink.
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PARCEL # 2

- (A) Net Area 63,940 Sq. Ft. or 1.47 Acres
  - (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 19,180 Sq. Ft.
  - (C) Maximum Gross Floor Area 25,575 Sq. Ft.
  - (D) Floor Area Ratio 40%
  - (E) Maximum Building Height 35 feet
  - (F) Number of Buildings 3
  - (G) Building Setback  
Tyler Road 75 feet
  - (H) Parking Ratio as per Zoning Ordinance
  - (I) Access Points  
2 to Tyler Road
  - (J) Proposed General Uses: Retail Uses, Liquor Store, Financial Institutions, Restaurant, Offices, Private Club.
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PARCEL # 3

- (A) Net Area 56,180 Sq. Ft. or 1.29 Acres
  - (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 16,855 Sq. Ft.
  - (C) Maximum Gross Floor Area 22,470 Sq. Ft.
  - (D) Floor Area Ratio 40%
  - (E) Maximum Building Height 35 feet
  - (F) Existing Building Coverage 5,700 Sq. Ft.
  - (G) Number of Buildings 3 and 2 carports
  - (H) Setbacks
    - Central Avenue 35 feet  
for new structures
    - Tyler Road 35 feet
  - (I) Parking Ratio as per Zoning Ordinance
  - (J) Access Points
    - 3 to Central Avenue
    - 1 to Tyler Road
  - (K) Proposed General Uses: Retail Uses, Liquor Store, Financial Institutions, Restaurant, Offices, Private Club.
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PARCEL # 4

- (A) Net Area 122,530 Sq. Ft. or 2.81 Acres
- (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 36,760 Sq. Ft.
- (C) Maximum Gross Floor Area 49,010 Sq. Ft.
- (D) Floor Area Ratio 40%
- (E) Maximum Building Height 35 feet
- (F) Number of buildings 4
- (G) Building Setbacks
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|----------------|---------|
| Central Avenue | 75 feet |
| Socora         | 35 feet |
| North Line     | 30 feet |
| West Line      | 30 feet |
- (H) Parking Ratio as per Zoning Ordinance
- (I) Access Points
- 4 to Central Avenue
- (J) Proposed General Uses: Retail uses, Theatre, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Offices, Private Club.
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PARCEL # 5

- (A) Net Area 205,205 Sq. Ft. or 4.71 Acres
  - (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 61,560 Sq. Ft.
  - (C) Maximum Gross Floor Area 82,080 Sq. Ft.
  - (D) Floor Area Ratio 40%
  - (E) Maximum Building Height 55 feet
  - (F) Number of buildings 6
  - (G) Building Setbacks
    - Socora 35 feet
    - North Line 30 feet
    - West Line 30 feet
    - South Line 30 feet
  - (H) Parking Ratio as per Zoning Ordinances
  - (I) Proposed Uses: Any use permitted in the "BB" Zoning District, except for boarding houses, lodging houses, boathouses and cemeteries.
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PARCEL # 6

- (A) Net Area 87,120 Sq. Ft. or 2.00 Acres
- (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 26,135 Sq. Ft.
- (C) Maximum Gross Floor Area 34,850 Sq. Ft.
- (D) Floor Area Ratio 40%
- (E) Number of Buildings 3
- (F) If Parcel is developed with Residential Storage Warehouses, maximum land coverage shall not exceed 40 per cent of the net land area or 34,850 Sq. Ft. with no limit to number of buildings.
- (G) Maximum Building Height 35 feet
- (H) Building Setbacks
  - North Line 30 feet
- (I) Parking Ratio as per Zoning Ordinance
- (J) Proposed Uses: Residential Storage Warehouses, Retail Uses, Theatre, Restaurant, Offices, Private Club, Bowling Alley, Skating Rink.