

GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 30.05 ± GROSS ACRES, OR 24.11 ± NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.
 2. ACCESS - ACCESS TO PARCELS 1, 2 & 8, TO AND FROM TYLER ROAD, AND TO PARCELS 4 AND 5, TO AND FROM CENTRAL AVENUE, SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS PER PARCEL. ACCESS TO EVERGREEN AND ASHIN WOODS SHALL BE PERMITTED FROM THE SOUTH SIDE OF PARCELS 7 AND 8 SHALL BE MAINTAINED.
 3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN. NO SETBACKS SHALL BE REQUIRED BETWEEN PARCEL ONE (1) AND TWO (2), BETWEEN PARCELS 2 AND 3, BETWEEN PARCELS 3 AND 4, BETWEEN PARCELS 4 AND 5, AND BETWEEN PARCELS SEVEN (7) AND EIGHT (8). CURB CUTS OR ACCESS OPENINGS SHALL BE PROVIDED FOR THESE PARCELS AS PROVIDED. SUCH SETBACK SHALL NOT BE LESS THAN FIFTEEN (15) FEET.
 4. SCREENING AND LANDSCAPING - PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR PARCELS 1, 2, 3, 4, 5, 6, 7, 8, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY 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 NUISANCE OF VISUAL OBSTRUCTION TO ADJACENT RESIDENTIAL AREAS. LANDSCAPE PLAN, PREPARED BY ARCHITECTS/PLANNERS, INDICATING PLANTING STRIP, 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 THE PARCELS INVOLVED.
- FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.

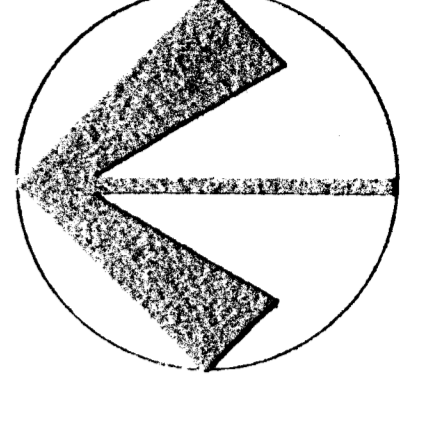
PARCEL DESCRIPTIONS

- PARCEL - 1**
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 1.06 ± ACRES, OR 46,250 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 13,875 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 13,875 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 25 FEET
- PARCEL - 2**
 PROPOSED USE - OFFICE, PERSONAL SERVICES, COMPARISON AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 3.93 ± ACRES, OR 171,183 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 51,355 ± SQ. FT.
 FLOOR AREA RATIO - 13.36
 MAXIMUM GROSS FLOOR AREA - 59,915 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL - 3**
 PROPOSED USE - OFFICE, RAQUET BALL & HEALTH CLUB FACILITIES, PERSONAL SERVICES, COMPARISON AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 4.55 ± ACRES, OR 198,198 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE 30 PERCENT, OR 59,450 ± SQ. FT.
 FLOOR AREA RATIO - 40
 MAXIMUM GROSS FLOOR AREA - 79,908 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 45 FEET
- IN THE EVENT THAT A DEVELOPMENT CONCEPT OF A "VILLAGE" CHARACTER WITH MULTIPLE BUILDINGS IS UTILIZED, FINAL DEVELOPMENT PLANS FOR PARCEL 3 SHALL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING DEPARTMENT FOR THEIR REVIEW PRIOR TO THE ISSUANCE OF BUILDING PERMIT(10) FOR SAME.
- PARCEL - 3 (ALTERNATE)**
 PROPOSED USE - GARDEN, APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
 NET AREA - 4.55 ± ACRES OR 198,198 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES.
 DENSITY - 25 D.U./ACRE, OR 132 DWELLING UNITS
 PARKING RATIO - 1.5 SPACES/D.U.
- PARCEL 4**
 PROPOSED USE - SAVINGS & LOAN FACILITIES, OFFICES, MEDICAL AND DENTAL CLINICS.
 NET AREA - 2.69 ± ACRES, OR 117,009 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 35,103 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 40,956 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL 5**
 PROPOSED USE - SAVINGS & LOAN FACILITIES, OFFICES, MEDICAL AND DENTAL CLINICS.
 NET AREA - 2.69 ± ACRES, OR 117,009 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 35,103 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 40,956 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL 6**
 PROPOSED USE - GARDEN, APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
 NET AREA - 1.34 ± ACRES, OR 58,300 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 17,490 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 17,490 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL 7**
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 1.34 ± ACRES, OR 58,300 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 17,490 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 17,490 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL 8**
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 1.26 ± ACRES, OR 55,000 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 16,500 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 16,500 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

TY-CEN ADDITION

Revised Lot Grading Plan

COMMUNITY UNIT PLAN



Revised
 7/28/09
 10/11/19

WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'