



GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 30.05 ± GROSS ACRES, OR 25.91 ± NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.
2. ACCESS - ACCESS TO AND FROM TYLER ROAD, SHALL BE LIMITED TO ONE (1) CURB CUT OR ACCESS OPENING TO PARCEL 8, TO TWO (2) CURB CUTS OR ACCESS OPENINGS FUNCTIONING AS ONE-WAY DRIVES TO PARCEL 1, AND TO TWO (2) CURB CUTS OR ACCESS OPENINGS TO PARCEL 2. ACCESS 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 PARCELS SHALL ALSO BE PERMITTED FROM THE ADJACENT STREETS OF FRAZIER, TYLER AND ROBIN ROAD.
3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN; HOWEVER, SAID SETBACKS ON PARCELS 1, 4 & 8, FROM THE EAST LINE OF TYLER ROAD, SHALL REQUIRE THE SUBMISSION OF A SPECIFIC SITE PLAN TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL. WITHOUT SUCH SUBMISSION OR APPROVAL, SAID SETBACKS SHALL BE INCREASED TO 15 FEET.

NO SETBACKS SHALL BE REQUIRED BETWEEN PARCEL ONE (1) AND TWO (2), BETWEEN PARCEL FOUR (4) AND FIVE (5), OR BETWEEN PARCEL SEVEN (7) AND EIGHT (8). HOWEVER, IF A SIDE OR REAR YARD SETBACK FOR BUILDINGS BETWEEN THESE PARCELS IS PROVIDED, SUCH SETBACK SHALL NOT BE LESS THAN FIFTEEN (15) FEET.

4. SCREENING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, 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 THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE 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 PERMIT (S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.

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.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

BECAUSE OF THE ATHLETIC PLAY FIELDS FOR WILBUR JR. HIGH SCHOOL, THE DRAINAGE DITCH ADJACENT TO THE NORTH SIDE THEREOF, AND THE 15 FEET MAINTENANCE ACCESS EASEMENT ADJACENT TO THE NORTH SIDE OF THE DRAINAGE DITCH, THE SCREENING WALL ALONG THE SOUTH SIDE OF PARCELS 1 AND 8 SHALL BE WAIVED. A TEN (10) FEET PLANTING STRIP SHALL BE REQUIRED ON THE SOUTH LINES OF PARCELS 7 AND 8 IN LIEU OF THE WALL WHICH IS WAIVED.

A TEN (10) FEET PLANTING STRIP WILL BE PROVIDED ALONG THE EAST TEN (10) FEET OF PARCEL SEVEN (7) IN LIEU OF THE REQUIRED SCREENING WALL BETWEEN PARCELS SIX (6) AND SEVEN (7).

5. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED.
6. OFF-STREET PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CITY OF WICHITA.
7. A FIRE LANE HARD SURFACED AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO SERVE ALL MAIN STRUCTURES. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3/4 INCH ASPHALT BASE WITH 1 1/2 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. FINAL DRAINAGE RIGHTS-OF-WAY SHALL BE DETERMINED AT TIME OF PLATTING, AND A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT THAT TIME. DRAINAGE COSTS SHALL BE GUARANTEED BY THE DEVELOPER AT TIME OF PLATTING.
9. SHOULD PARCELS 2, 4, 7 AND 8 BE DEVELOPED WITH MORE THAN TWO (2) MAIN OR PRINCIPAL BUILDINGS, SPECIFIC SITE PLANS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN EXCESS OF TWO (2) MAIN BUILDINGS ON THESE PARCELS.
10. SHOULD PARCELS 3 & 5 BE DEVELOPED UNDER THE RESIDENTIAL ALTERNATIVES, AND PARCELS 3, 5 & 6 BE DEVELOPED AS ONE OVERALL PROJECT, THEN THE FOLLOWING SHALL APPLY:
 - A. RECA AVE. TO THE E. LINE OF ROBIN RD. TO THE S. LINE OF CENTRAL AVE. WILL BE VACATED.
 - B. THE 15 FT. MAINTENANCE ACCESS EASEMENT ON THE E. SIDE OF PARCEL 6 WILL BE EXTENDED TO CENTRAL AVE BY INSTRUMENT GRANT, OR RESERVATION CLAUSE WITHIN THE VACATION INSTRUMENT.
 - C. NO BUILDING SETBACKS SHALL BE REQUIRED BETWEEN PARCELS 3, 5 & 6.
 - D. A 10 FT. PLANTING STRIP WILL BE PROVIDED ON THE W. LINE OF PARCEL 3, THE S. LINE OF PARCEL 4, AND THE W. LINE OF PARCEL 5, IN LIEU OF THE STRIP DEPICTED FOR COMMERCIAL DEVELOPMENT ON THE S.E. EDGE OF PARCEL 5.

AMENDED (SEE GENERAL NOTES)
TY-CEN ADDITION
 COMMUNITY UNIT PLAN
 WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'

PARCEL DESCRIPTIONS

PARCEL - 1
 PROPOSED USES - OFFICES, RESTAURANT, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING STORAGE GARAGE, MINI-WAREHOUSES, TAVERN, HOTEL-MOTEL.
 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
 MAXIMUM NUMBER OF BUILDINGS - ONE (1) MAIN OR PRINCIPAL BUILDING AND ONE (1) ACCESSORY BUILDING THERETO.

PARCEL - 2
 PROPOSED USES - OFFICES, RESTAURANT, PRIVATE CLUB, RETAIL AND SERVICE COMMERCIAL, RESIDENTIAL STORAGE WAREHOUSES SUBJECT TO APPROVAL BY THE BOARD OF ZONING APPEALS, NOT INCLUDING HOTEL OR MOTEL.
 NET AREA - 3.92 ± ACRES, OR 170,926 ± SQ.FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT EXCEPT RESIDENTIAL STORAGE WAREHOUSES ARE PERMITTED 40 PERCENT.
 FLOOR AREA RATIO - .35 (OVERALL AVERAGE)
 MAXIMUM GROSS FLOOR AREA - 59,824 ± SQ.FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - SEE GENERAL PROVISION NUMBER NINE (9).

PARCEL - 3
 PROPOSED USES - OFFICES, RESTAURANTS, PRIVATE CLUB, RACQUET BALL, TENNIS, HEALTH CLUB FACILITIES, RETAIL AND SERVICE COMMERCIAL, WITH POTENTIAL HEALTH UNITS PROVIDED ON UPPER LEVEL(S), BUT NOT INCLUDING STORAGE GARAGE, HOTEL-MOTEL.
 NET AREA - 4.64 ± ACRES, OR 202,177 ± SQ.FT.
 MAXIMUM BUILDING COVERAGE 30 PERCENT, OR 60,653 ± SQ.FT.
 PERMITTED OFFICE/COMMERCIAL CRITERIA:
 FLOOR AREA RATIO - 40
 MAXIMUM GROSS FLOOR AREA - 80,810 ± SQ.FT.
 PERMITTED COMBINATION OF OFFICE/COMMERCIAL/RESIDENTIAL CRITERIA:
 OFFICE/COMMERCIAL F.A.R. - 60,653 ± SQ.FT.
 OFFICE/COMMERCIAL M.G.F. - 60,653 ± SQ.FT.
 MAXIMUM NUMBER OF DWELLING UNITS - 50 D.U.
 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 AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR SAME.

PARCEL - 3 (ALTERNATE)
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
 NET AREA - 5.07 ± ACRES, OR 224,518 ± SQ.FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES.
 DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 150 UNITS (SEE GEN. NOTE NO. 3)
 - TOWNHOUSES @ 10 D.U./ACRE, OR 52 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.
 FLOOR AREA RATIO - .35
 MAXIMUM GROSS FLOOR AREA - 40,954 ± SQ.FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - SEE GENERAL PROVISION NUMBER NINE (9).

PARCEL - 5
 PROPOSED USE - SAVINGS & LOAN FACILITIES, OFFICES, MEDICAL AND DENTAL CLINICS.
 NET AREA - 2.59 ± ACRES, OR 112,955 ± SQ.FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 33,887 ± SQ.FT.
 FLOOR AREA RATIO - .35
 MAXIMUM GROSS FLOOR AREA - 39,534 ± SQ.FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - SEE GENERAL PROVISION NUMBER NINE (9).

PARCEL - 5 (ALTERNATE)
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
 NET AREA - 3.24 ± ACRES, OR 141,575 ± SQ.FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES.
 DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 95 UNITS (SEE GEN. NOTE NO. 3)
 - TOWNHOUSES @ 10 D.U./ACRE, OR 32 UNITS
 PARKING RATIO - 1.5 SPACES/D.U.

GENERAL NOTES NOV. 12, 1979

1. BASED UPON: A) A CONDITION OF APPROVAL OF THE AMENDED COMMUNITY UNIT PLAN; B) THE VACATION OF RECA AVENUE, MAP CASE NO. V-0973; AND C) PARCELS 3, 5 & 6 BEING DEVELOPED RESIDENTIALLY AS ONE OVERALL PROJECT; THIS DRAWING REFLECTS EASEMENT EXTENSIONS, ALTERNATE PLANTING STRIPS, PARCEL BOUNDARY ADJUSTMENTS, REVISED BUILDING SETBACK LINES AND AFFECTED AREAS AND DEVELOPMENT DATA ACCORDINGLY, AND IS SUBMITTED FOR ADMINISTRATIVE USE BY THE CITY OF WICHITA.
2. BASED UPON A CONDITION OF APPROVAL OF THE AMENDED C.U.P., AND THE VACATION OF RECA AVENUE, ONE OF THE TWO POINTS OF ACCESS PERMITTED TO PARCEL 8 SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY STANDARDS AND SHALL BE LOCATED EAST OF THE EXISTING MEDIAN ON CENTRAL AVENUE.
3. THE RESIDENTIAL DENSITY FOR PARCELS 3, 5 AND 6 PERMIT APARTMENTS AT 25 DWELLING UNITS/ACRE, HOWEVER, WITH 45 FEET BEING DEVELOPED AS ONE OVERALL PROJECT, THE TOTAL NUMBER OF DWELLINGS SHALL NOT EXCEED THE 338 UNITS APPROVED BY THE BOARD OF CITY COMMISSIONERS.

Sheet
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 OF ONE

INITIAL OWNER / DEVELOPER **B.F.P. INC.**
 PORTION OF NW 1/4, NW 1/4, SEC. 21, T27S, R1W

Drawn **G.M.L.**
 Amended **8-11-83**
 Revised **8-11-83**
 Date **10/23/79**
 Scale **1"=100'**

POS
 INCORPORATED
 PLANNING DEVELOPMENT SERVICES, INC.
 625 First National Bank Bldg. Wichita, Kansas 67202