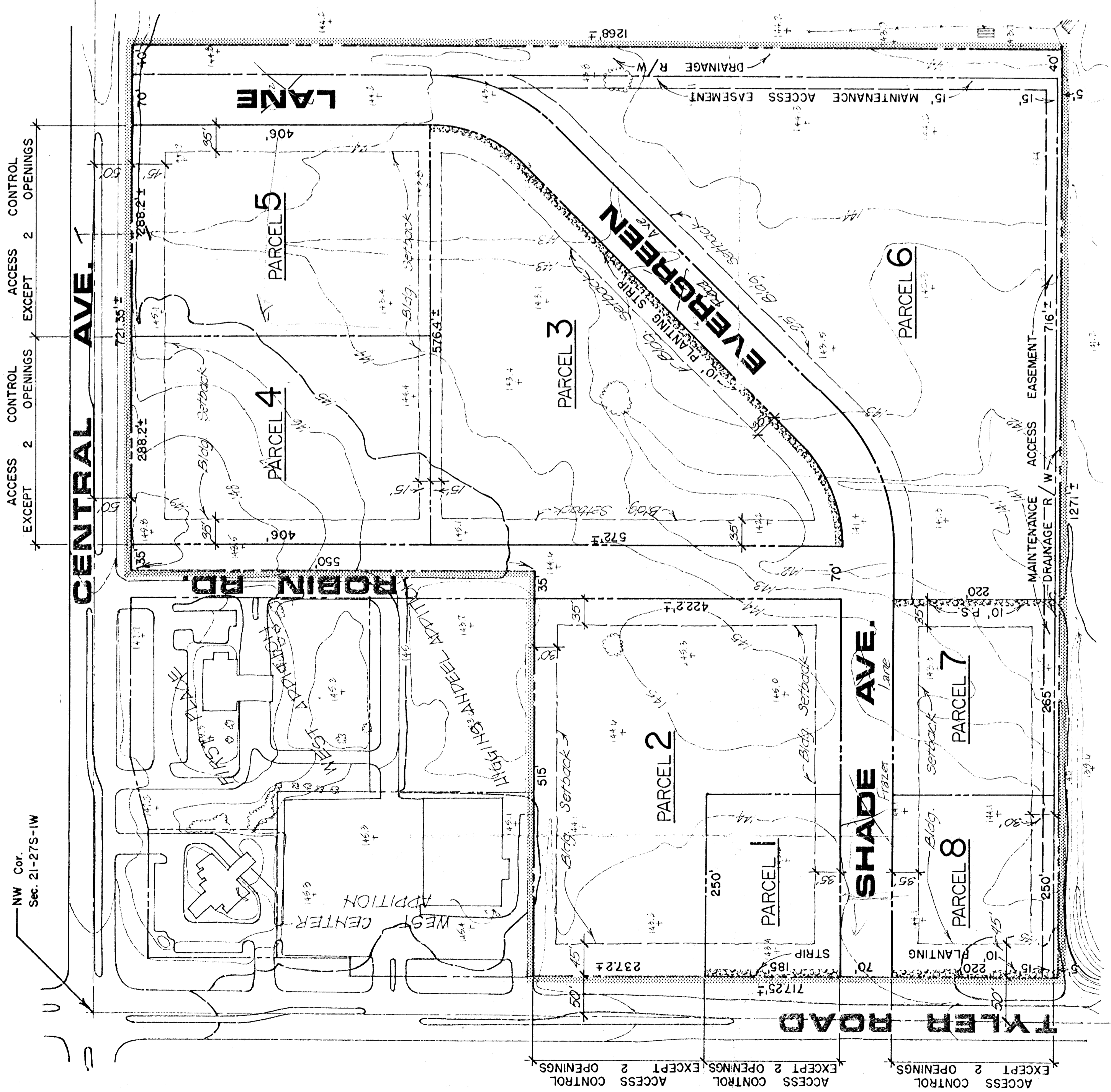


GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 30.06 ± GROSS ACRES, OR 24.11 ± NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.
2. ACCESS - ACCESS TO PARCELS 1, 2 & 3, TO AND FROM TYLER ROAD, AND TO PARCELS 4 AND 5, TO AND FROM CENTRAL AVENUE, SHALL BE LIMITED TO DRIVEWAYS. DRIVEWAYS SHALL BE PERMITTED FROM THE ADJACENT STREETS TO EVERGREEN AND ROBIN ROAD.
3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN. NO SETBACKS SHALL BE PERMITTED FOR PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. 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 FOR ALL PARCELS 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 ADJACENT PARCELS. LANDSCAPING SHALL BE PREPARED BY THE LANDSCAPE ARCHITECT, 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.
5. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.L.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.
6. SIGNING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED FOR ALL PARCELS 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 ADJACENT PARCELS. LANDSCAPING SHALL BE PREPARED BY THE LANDSCAPE ARCHITECT, 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.
7. A FIRE LANE SHALL BE SURFACED AND TWENTY FOUR (24) FEET MINIMUM WIDE. THE FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3/4" THICK 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.
8. 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).

PARCEL DESCRIPTIONS

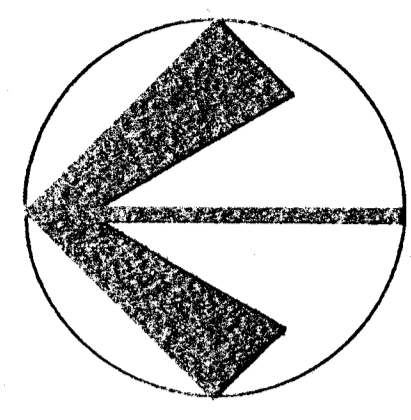
- PARCEL - 1**
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 1.06 ± ACRES, OR 46,280. ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 13,875 ± SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 13,875 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 25 FEET
- PARCEL - 2**
 PROPOSED USE - OFFICE, PERSONAL SERVICES, COMPARISON AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 3.93 ± ACRES, OR 171,182. ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 51,355 ± SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 59,935 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL - 3**
 PROPOSED USE - OFFICE, BAGUET BAKERY & HEALTH CLUB FACILITIES, PERSONAL SERVICES, COMPARISON AND CONVENIENCE RETAIL AS PERMITTED IN "LC", WITH POTENTIAL OF DWELLING UNITS PROVIDED ON UPPER LEVEL(S).
 NET AREA - 4.55 ± ACRES, OR 198,198. ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 59,460 ± SQ. FT.
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 79,280 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 45 FEET
 IN THE EVENT THAT A DEVELOPMENT CONCEPT OF A "VILLAGE" CHARACTER IS SUBMITTED TO THE METROPOLITAN AREA PLANNING DEPARTMENT FOR THEIR REVIEW 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 - 4.55 ± ACRES OR 198,198. ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 59,460 ± SQ. FT.
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 79,280 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 45 FEET
- 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 - 40,962 ± 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 - 40,962 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL - 6**
 PROPOSED USE - GARDEN, APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
 NET AREA - 6.55 ± ACRES, OR 287,060. ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES
 DENSITY - 290 U./ACRE, OR 324 - 40,962 ± SQ. FT.
 PARKING RATIO - 1.5 SPACES/D.U.
- PARCEL - 7**
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 4.55 ± ACRES, OR 198,198. ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 59,460 ± SQ. FT.
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 79,280 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 45 FEET
- PARCEL - 8**
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 4.55 ± ACRES, OR 198,198. ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 59,460 ± SQ. FT.
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 79,280 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 45 FEET



Drainage Plan

TY-CEN ADDITION

COMMUNITY UNIT PLAN



WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'