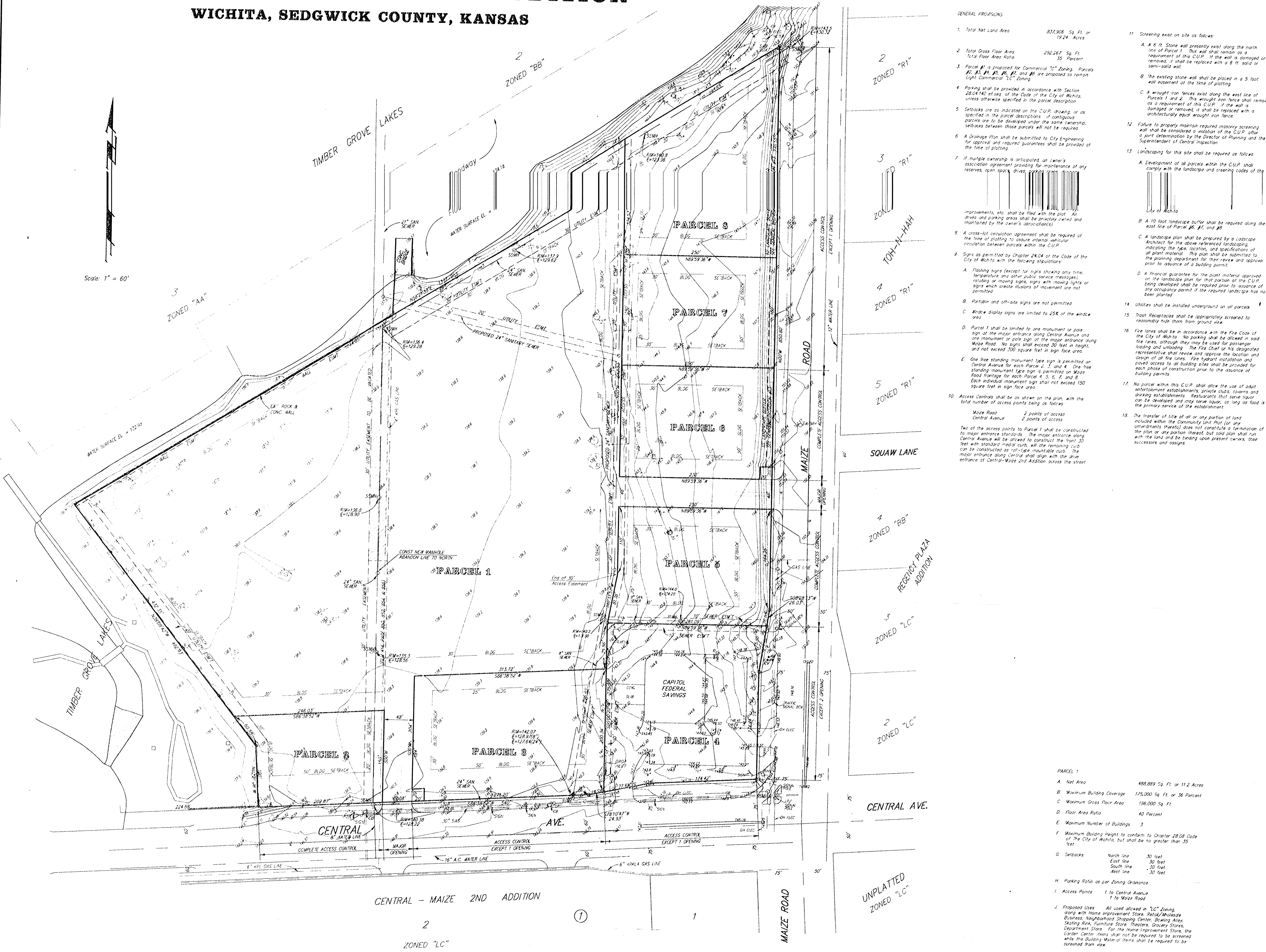


COMMUNITY UNIT PLAN

TIMBER GROVE LAKES 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- GENERAL PROVISIONS**
- Total Net Land Area: 832,006 Sq. Ft. or 19.24 Acres
 - Total Gross Floor Area: 292,267 Sq. Ft. Total Floor Area Ratio: 35 Percent
 - Parcel #1 is proposed for Commercial "C" Zoning, Parcels #2, #3, #4, #5, #6, #7, and #8 are proposed to remain Light Commercial "LC" Zoning
 - Paving shall be provided in accordance with Section 28.08(4) of the Code of the City of Wichita, unless otherwise specified in the parcel description
 - Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required
 - A drainage plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting
 - If multiple ownership is anticipated, an owner's association agreement providing for maintenance of any reserves, open space, drives, etc. shall be filed with the plat
 - A cross-lot circulation agreement shall be required at the time of platting to assure lateral vehicular circulation between parcels within the C.U.P.
 - Signs as permitted by Chapter 24.04 of the Code of the City of Wichita shall be subject to the following stipulations:
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted
 - Portable and off-site signs are not permitted
 - Mobile display signs are limited to 25% of the window area
 - Parcel 1 shall be limited to one monument or pole sign at the major entrance along Central Avenue and one monument or pole sign at the major entrance along Maize Road. No signs shall exceed 30 feet in height, and not exceed 100 square feet in sign face area
 - One free standing monument type sign is permitted on Central Avenue for each Parcel 2, 3 and 4. One free standing monument type sign is permitted on Maize Road for each Parcel 4, 5, 6, 7, and 8. Each individual monument sign shall not exceed 150 square feet in sign face area
 - Access Controls shall be as shown on the plan, with the total number of access points being as follows:

Maize Road	2 points of access
Central Avenue	2 points of access

Two of the access points to Parcel 1 shall be constructed to major entrance standards. The major entrance along Central Avenue shall be allowed to construct the front 35 feet with standard medical cuts, all the remaining curb can be constructed as cut-in curb. The major entrance along Central shall align with the drive entrance of Central-Maize 2nd Addition across the street
 - Screening exist on site as follows:
 - A 6 ft. Stone wall presently exist along the north line of Parcel 1. This wall shall remain as a requirement of this C.U.P. If the wall is damaged or removed, it shall be replaced with a 6 ft. solid or semi-solid wall
 - The existing stone wall shall be placed in a 5 foot wall easement on the line of platting
 - A wrought iron fence exist along the west line of Parcels 1 and 2. This wrought iron fence shall remain as a requirement of this C.U.P. If the wall is damaged or removed, it shall be replaced with a architecturally equal wrought iron fence
 - Failure to properly maintain required masonry screening wall 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
 - Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita
 - A 10 foot landscape buffer shall be required along the east line of Parcel #1, #2, and #3
 - A landscape plan shall be prepared by a Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the planning department for their review and approval prior to issuance of a building permit
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit if the required landscape has not been planted
 - Utilities shall be installed underground on all parcels
 - Trash Receptacles shall be appropriately screened to reasonably hide them from ground view
 - Fire lines shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and each phase of construction prior to the issuance of building permits
 - No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary source of the establishment
 - The transfer of title of all or any portion of 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

PARCEL 1

A. Net Area	486,889 Sq. Ft. or 11.2 Acres
B. Maximum Building Coverage	175,000 Sq. Ft. or 36 Percent
C. Maximum Gross Floor Area	196,000 Sq. Ft.
D. Floor Area Ratio	40 Percent
E. Maximum Number of Buildings	3
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	North Line 50 feet East Line 30 feet South Line 30 feet West Line 30 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	1 to Central Avenue 1 to Maize Road
J. Proposed Uses	All uses allowed in "LC" Zoning, including Retail uses, Restaurants (including fast food), Convenience Stores, Financial Institutions, Personal Service Offices, Medical and Dental Offices, Clinics, Automotive IBA Stores, Liquor Stores, Flea Markets, Video Stores, Pharmacies, Small Animal Clinics, Day Care Centers, Fitness Centers

PARCEL 2

A. Net Area	31,866 Sq. Ft. or 0.73 Acre
B. Maximum Building Coverage	9,560 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	3,560 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Central Ave 50 feet East Line 20 feet West Line 20 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	Complete Access Control
J. Proposed Uses	All uses allowed in "LC" Zoning, including Retail uses, Restaurants (including fast food), Convenience Stores, Financial Institutions, Personal Service Offices, Medical and Dental Offices, Clinics, Automotive IBA Stores, Liquor Stores, Flea Markets, Video Stores, Pharmacies, Small Animal Clinics, Day Care Centers, Fitness Centers

PARCEL 3

A. Net Area	63,454 Sq. Ft. or 1.46 Acre
B. Maximum Building Coverage	18,036 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	18,036 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Central Ave 50 feet North Line 25 feet East Line 30 feet South Line 30 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	1 to Central Avenue
J. Proposed Uses	All uses allowed in "LC" Zoning, including Retail uses, Restaurants (including fast food), Convenience Stores, Financial Institutions, Personal Service Offices, Medical and Dental Offices, Clinics, Automotive IBA Stores, Liquor Stores, Flea Markets, Video Stores, Pharmacies, Small Animal Clinics, Day Care Centers, Fitness Centers

PARCEL 4

A. Net Area	65,139 Sq. Ft. or 1.50 Acres
B. Maximum Building Coverage	18,542 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	18,542 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Maize Road 50 feet West Line 25 feet North Line 30 feet South Line 30 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	1 to Central Avenue 2 to Maize Road
J. Proposed Uses	All uses allowed in "LC" Zoning, including Retail uses, Restaurants (including fast food), Convenience Stores, Financial Institutions, Personal Service Offices, Medical and Dental Offices, Clinics, Automotive IBA Stores, Liquor Stores, Flea Markets, Video Stores, Pharmacies, Small Animal Clinics, Day Care Centers, Fitness Centers

PARCEL 5

A. Net Area	48,048 Sq. Ft. or 1.10 Acres
B. Maximum Building Coverage	14,414 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	14,414 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Maize Road 50 feet West Line 25 feet North Line 30 feet South Line 30 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	Complete Access Control
J. Proposed Uses	All uses allowed in "LC" Zoning, including Retail uses, Restaurants (including fast food), Convenience Stores, Financial Institutions, Personal Service Offices, Medical and Dental Offices, Clinics, Automotive IBA Stores, Liquor Stores, Flea Markets, Video Stores, Pharmacies, Small Animal Clinics, Day Care Centers, Fitness Centers

PARCEL 6

A. Net Area	44,600 Sq. Ft. or 1.02 Acres
B. Maximum Building Coverage	13,500 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	13,500 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Maize Road 50 feet West Line 25 feet North Line 30 feet South Line 30 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	Complete Access Control
J. Proposed Uses	All uses allowed in "LC" Zoning, including Retail uses, Restaurants (including fast food), Convenience Stores, Financial Institutions, Personal Service Offices, Medical and Dental Offices, Clinics, Automotive IBA Stores, Liquor Stores, Flea Markets, Video Stores, Pharmacies, Small Animal Clinics, Day Care Centers, Fitness Centers

PARCEL 7

A. Net Area	45,010 Sq. Ft. or 1.03 Acres
B. Maximum Building Coverage	13,500 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	13,500 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Maize Road 50 feet West Line 25 feet North Line 30 feet South Line 30 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	1 to Maize Road
J. Proposed Uses	All uses allowed in "LC" Zoning, including Retail uses, Restaurants (including fast food), Convenience Stores, Financial Institutions, Personal Service Offices, Medical and Dental Offices, Clinics, Automotive IBA Stores, Liquor Stores, Flea Markets, Video Stores, Pharmacies, Small Animal Clinics, Day Care Centers, Fitness Centers

PARCEL 8

A. Net Area	50,900 Sq. Ft. or 1.17 Acres
B. Maximum Building Coverage	15,270 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	15,270 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet	
G. Setbacks	Maize Road 50 feet West Line 25 feet North Line 30 feet South Line 30 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	1 to Maize Road
J. Proposed Uses	All uses allowed in "LC" Zoning, including Retail uses, Restaurants (including fast food), Convenience Stores, Financial Institutions, Personal Service Offices, Medical and Dental Offices, Clinics, Automotive IBA Stores, Liquor Stores, Flea Markets, Video Stores, Pharmacies, Small Animal Clinics, Day Care Centers, Fitness Centers

PRELIMINARY PLAN
DATE _____