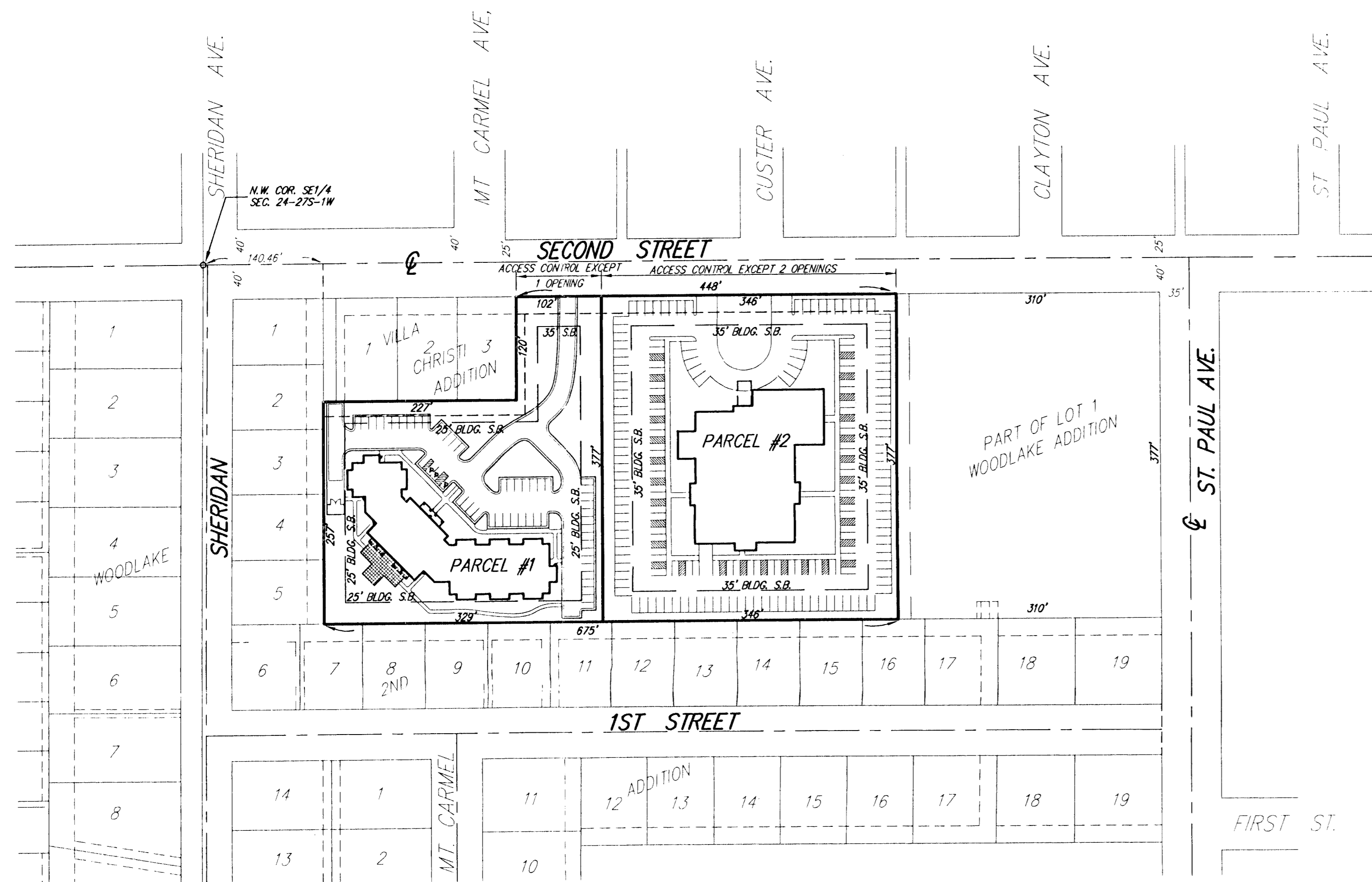


VILLA CHRISTI 2ND ADDITION



GENERAL PROVISIONS:

1. Total gross area is 5.21 Acres.
2. Gross parcel areas indicated within the Parcel Descriptions include areas for open space and circulation drives.
3. Gross parcel areas indicated within Parcel #1 = 2.22 Acres. Gross parcel area within Parcel #2 = 2.99 Acres.
4. All utilities shall be installed underground. Final easements to be determined at the time of platting.
5. Setbacks are as indicated in Parcel Descriptions.
6. Drainage - A drainage plan shall be provided at the time of platting.
7. Signage - Monument or pole type signs shall not exceed 30 feet in height. Parcel #1 shall be permitted a maximum of 12 sq. ft. Parcel #2 shall be permitted a maximum of 24 sq. ft.
8. The uses within Parcels #1 and #2 are as described in the Parcel Descriptions.
9. The design concepts illustrated are only one layout that is in compliance with these General Provisions. These concepts are subject to change, but must follow the same guidelines set forth by these General Provisions. The materials to be used for the buildings on this site along with the elevation drawings shall be submitted and approved by the MAPD prior to the issuance of a building permit.
10. Parking for all permitted uses on Parcel #1 shall be a minimum of (54 Spaces). Parking for all permitted uses on Parcel #2 shall be provided in accordance with Section 28.04.104 ET SEQ of the code of the City of Wichita.
11. Landscaping shall be in conformance with the Landscaping Ordinance of the City of Wichita. Existing trees may be included in calculating said landscaping requirements upon approval by the Director of Planning.
12. The transfer of title of all or any portion of the land included within the Planned Unit Development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for and commercial development and be binding upon the present owners, their successors and assigns, unless amended.

PARCEL DESCRIPTIONS

PARCEL #1
 Proposed Uses: Senior Residences for persons over 62 years of age, Community Assembly spaces for socialization, development of new skills, crafts, dining, and meetings; A Wellness Center for individual and group exercise and activities, An Office space for the coordinator and Wellness Center, and a laundry space.

Gross Parcel Area: 96,793 Sq. Ft. of 2.22 Acres
 Dwelling Units: 62
 Maximum Density: 28 D.U. / Acre
 Maximum Building Coverage: 24,198 S.F.(25%)
 Maximum Gross Floor Area: 72,595 S.F.
 Maximum Building Height: (Three Story) 45'
 Minimum Building Setbacks:
 35' Front Yard
 25' Side Yard
 25' Rear Yard

PARCEL #2
 Proposed Uses: General office space for administrative support, Community Assembly spaces for training seminars, socialization, dining, crafts; Classroom spaces for Independent Living Skills Training, Peer Support, and Advocacy; Spaces for donated medical equipment. Conference spaces for community agencies, and a library of disability related materials for use of the community.

Gross Parcel Area: 130,442 Sq. Ft. or 2.99 Acres
 Maximum Building Coverage: 26,088 Sq. Ft. (20%)
 Maximum Gross Floor Area: 32,610 Sq. Ft. (25%)
 Maximum Building Height: 35'
 Minimum Building Setbacks:
 35' Front Yard
 35' Side Yard
 35' Rear Yard

**PLANNED UNIT DEVELOPMENT (P.U.D. #)
 VILLA CHRISTI P.U.D.
 WICHITA, SEDGWICK COUNTY, KANSAS**

OWNER:
 MENNONITE HOUSING
 2145 N. TOPEKA
 WICHITA, KANSAS 67214
 (316) 942-4848

