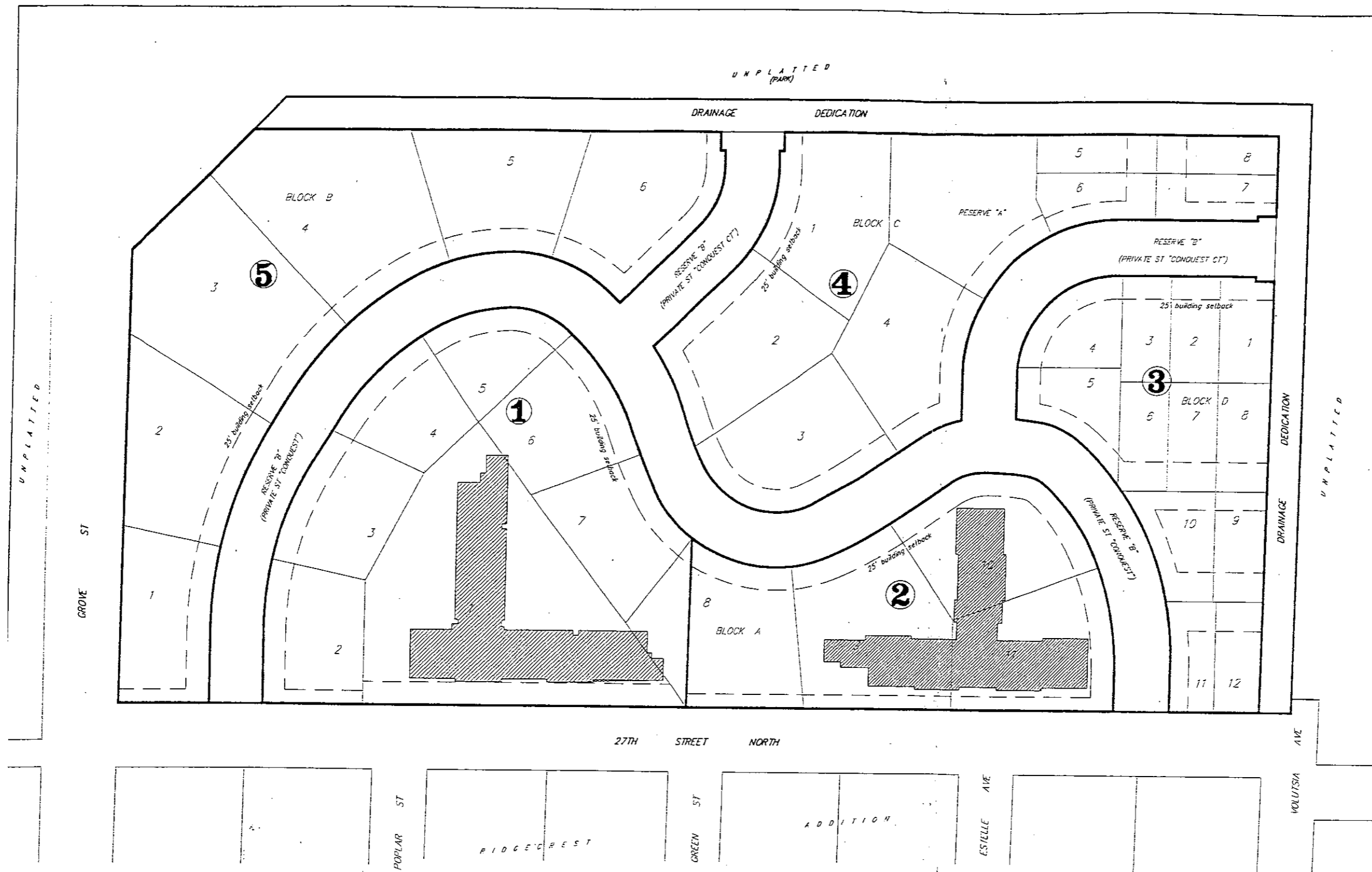


CONQUEST NORTH COMMUNITY UNIT PLAN DP - 24



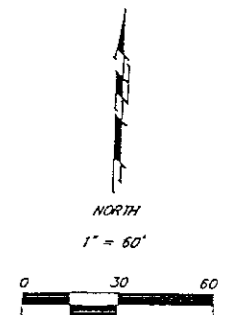
GENERAL PROVISIONS

1. Total Land Area: 828,899 sq.ft. or 19.03 acres
 - A. Maximum Building Coverage: 124,335 sq.ft. or 15 percent
 - B. Maximum Gross Floor Area: 124,335 sq.ft.
 - C. Floor Area Ratio: 15 percent
2. Parking shall be provided in accordance with the Unified Zoning Code.
3. Setbacks are as indicated on the C.U.P. drawing.
4. A Drainage Plan will be submitted to City Engineering for approval.
5. Signs shall be permitted in accordance with the City of Wichita Sign Ordinance.
6. For those areas developed for assisted living uses, all exterior lighting shall be shielded to limit light trespass into residential areas. All exterior lighting shall be limited to a height of 14 feet within 100 feet of abutting residentially-zoned property, and 20 feet on the remainder of the tract.
7. Utilities shall be installed underground on all parcels.
8. Landscaping for the development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
9. Trash receptacles for Parcels 1 and 2 shall be appropriately screened to reasonably hide them from ground view.
10. The proposed development contains 5 parcels illustrating assisted living uses within Parcels 1 and 2, with the balance of the site available for those uses as permitted by the "TF-3" Two-Family zoning district. For permitted uses and densities, see parcel descriptions and the following schedule:

Parcel	Single-Family	Duplex	Townhouse	Assisted Living
Parcel 1	16	22	38	40
Parcel 2	10	13	22	40
Parcel 3	8	11	20	-
Parcel 4	14	19	33	-
Parcel 5	16	21	37	-
Totals	64	86	150	80

11. 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.

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PARCEL 1

- A. Net Area: 158,084 sq.ft. or 3.63 acres
- B. Maximum Building Coverage: 47,425 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 55,329 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum building height: 35 feet
- F. Proposed Uses: assisted living, single-family, duplex, townhouse (not to exceed 10.5 du/ac), church or place of worship, convalescent care facility (limited), day care (limited), group home (limited), parks and recreation, and school.

PARCEL 2

- A. Net Area: 92,623 sq.ft. or 2.13 acres
- B. Maximum Building Coverage: 27,787 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 32,418 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum building height: 35 feet
- F. Proposed Uses: assisted living, single-family, duplex, townhouse (not to exceed 10.5 du/ac), church or place of worship, convalescent care facility (limited), day care (limited), group home (limited), parks and recreation, and school.

PARCEL 3

- A. Net Area: 82,007 sq.ft. or 1.88 acres
- B. Maximum Building Coverage: 24,602 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 28,703 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum building height: 35 feet
- F. Proposed Uses: single-family, duplex, townhouse (not to exceed 10.5 du/ac), church or place of worship, convalescent care facility (limited), day care (limited), group home (limited), parks and recreation, and school.

PARCEL 4

- A. Net Area: 136,876 sq.ft. or 3.14 acres
- B. Maximum Building Coverage: 41,063 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 47,907 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum building height: 35 feet
- F. Proposed Uses: single-family, duplex, townhouse (not to exceed 10.5 du/ac), church or place of worship, convalescent care facility (limited), day care (limited), group home (limited), parks and recreation, and school.

PARCEL 5

- A. Net Area: 155,342 sq.ft. or 3.57 acres
- B. Maximum Building Coverage: 46,603 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 54,370 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum building height: 35 feet
- F. Proposed Uses: single-family, duplex, townhouse (not to exceed 10.5 du/ac), church or place of worship, convalescent care facility (limited), day care (limited), group home (limited), parks and recreation, and school.