



PLAN III  
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- SECURITY AND ORIGINAL PROVISIONS
1. Easement lines on Tyler Road shall not exceed three feet. There shall be complete access control along the south side of Hendryx.
  2. Maximum building coverage by buildings shall not exceed 10% of each parcel, as follows:
 

|          |  |                 |
|----------|--|-----------------|
| Parcel A | Total Area                                   | 553,020 sq. ft. |
|          | Maximum gross floor area (10% of total area) | 55,302 sq. ft.  |
|          | Maximum building height                      | 10 feet         |
| Parcel B | Total Area                                   | 40,510 sq. ft.  |
|          | Maximum gross floor area (10% of total area) | 4,051 sq. ft.   |
|          | Maximum building height                      | 10 feet         |
  3. Advertising signs shall not exceed 30 feet in height and shall not extend over public right of way. No billboards shall be permitted.
  4. All utilities shall be installed underground.
  5. A fire lane, a minimum of 20 feet in width (with sufficient turning radii as required to accommodate standard fire apparatus), shall be provided around all main structures. All fire lanes or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes. This provision shall apply to both Parcel A and Parcel B.
  6. The ingress and egress easement shown in Parcel B shall also be used as a fire lane as outlined in Provision 5 above.
  7. A ten foot plank strip shall be provided on the west side of Parcel A.
  8. A twenty foot planting strip of evergreen trees shall be provided on the north side of Parcel A and Parcel B.
  9. Vacant Parcel A and Parcel B. All uses permitted in light commercial zoning areas.
  10. Specific drainage solutions shall be determined at the time of plotting.

# CARRIAGE HOUSE

WICHITA, KANSAS

## COMMUNITY UNIT PLAN

DEVELOPER:  
 BILL MESKER                      BUD WHITE

K.O. TAYLOR P.E.