

GENERAL PROVISIONS

1. Curb Cuts - The maximum number on Tyler Road shall not exceed three. There shall be complete access control along the south side of Hendryx.
2. Maximum land coverage by buildings shall not exceed 10% of each parcel, as follows:

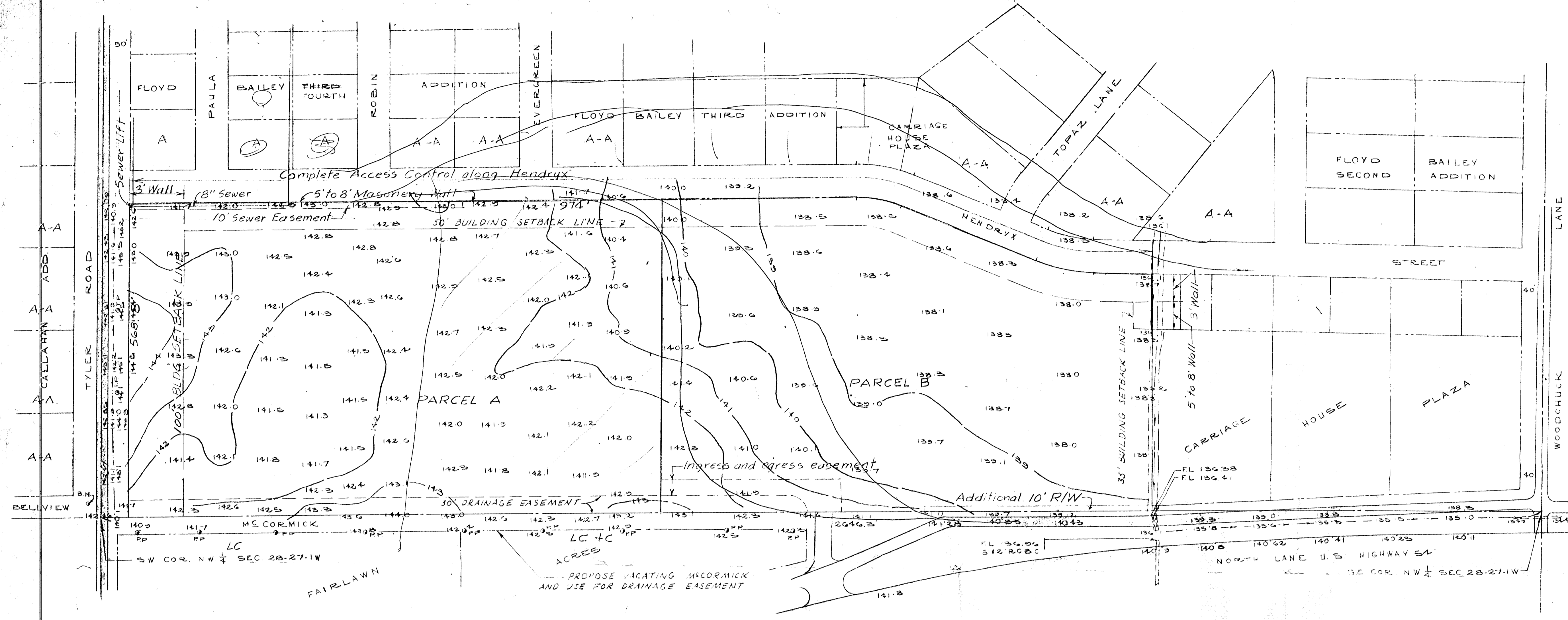
Parcel A		
Total Area	133,620 Sq. Ft.	12.71 Acres
Maximum Building Coverage (10% of total area)	13,362 Sq. Ft.	
Maximum Building Height	10 ft.	
Parcel B		
Total Area	131,510 Sq. Ft.	10.59 Acres
Maximum Building Coverage (10% of total area)	13,151 Sq. Ft.	
Maximum Building Height	10 ft.	
3. Advertising signs shall not exceed 10 feet in height and shall not extend over public right of way. No signs shall be located adjacent to Hendryx nor shall signs be placed on the north side of the proposed buildings which can be seen by the residents to the north. No billboards shall be permitted.
4. All utilities shall be installed underground.
5. A fire lane, a minimum of 10 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided around all main structures. Said fire lane 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 solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry or architectural tile at least 3 feet high but not more than 8 feet high shall be constructed on the north line of Parcel A except the west 100-foot thereof. A wall 3 feet high constructed of the same material as the 5 to 8 foot high wall shall be constructed on the west 100 feet of the north line of Parcel A. A wall of the same material shall be constructed along the north 100 feet of Parcel B, approximately 15 feet west of the east line of Parcel B. The north 50 feet of such wall shall be 3 feet high and the remainder shall be 5 to 8 feet high.
8. A ten foot planting strip shall be provided on the west side of Parcel A and the north side of Parcel B. A landscape plan for these 10 foot planting strips, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits.

9. All lights shall be directed so as not to shine directly toward the residential properties to the north and west.
10. Fencing shall be required by the zoning ordinance.
11. Uses permitted:
 - Parcel A, Shopping Center uses.
 - Parcel B, Shopping center uses and/or retail stores, restaurants and offices.
12. Specific drainage solutions and widths and locations of drainage easements shall be determined at the time of platting.

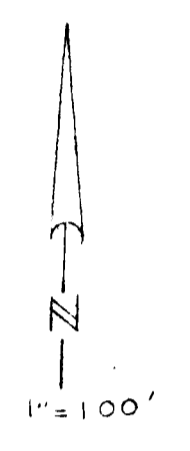
CARRIAGE HOUSE
 WICHITA, KANSAS
 COMMUNITY UNIT PLAN

DEVELOPER:
 BILL MESKER BUD WHITE

K.O. TAYLOR P.E.
 JANUARY 18, 1973



S-8 E1
 7-28-11
 6-22-11



BM ELEV. 143.06 - RR SPIKE IN E S
 PP @ THE NW COR.
 OF BELLVIEW AND
 TYLER.

FAIRLAWN

PROPOSE VACATING MCCORMICK
 AND USE FOR DRAINAGE EASEMENT

NORTH LANE U.S. HIGHWAY 54
 SE COR. NW 1/4 SEC 28-27-1W