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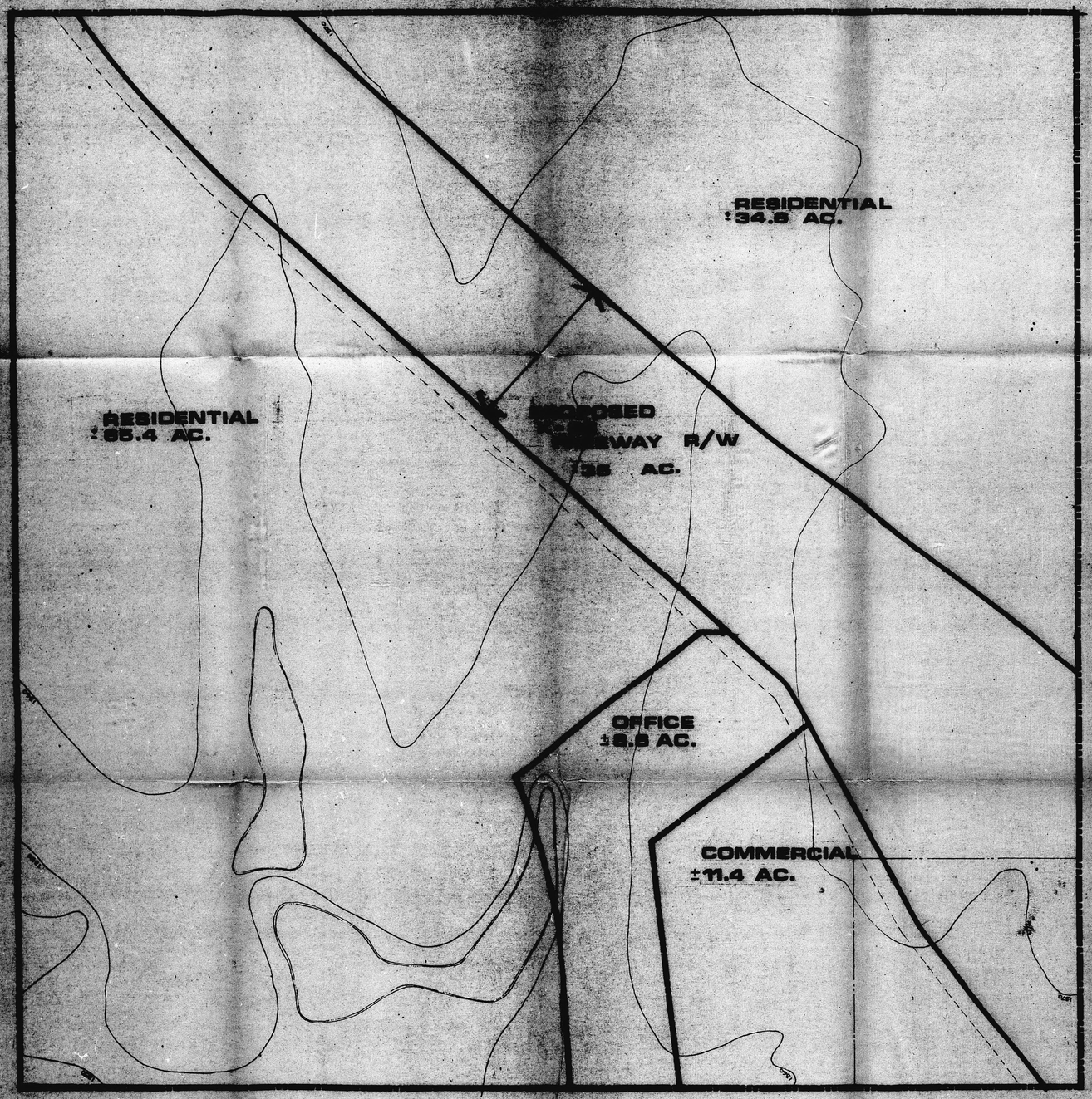

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INNES TRACT - WICHITA, KANSAS
FOR MAX COLE & ASSOCIATES

4084

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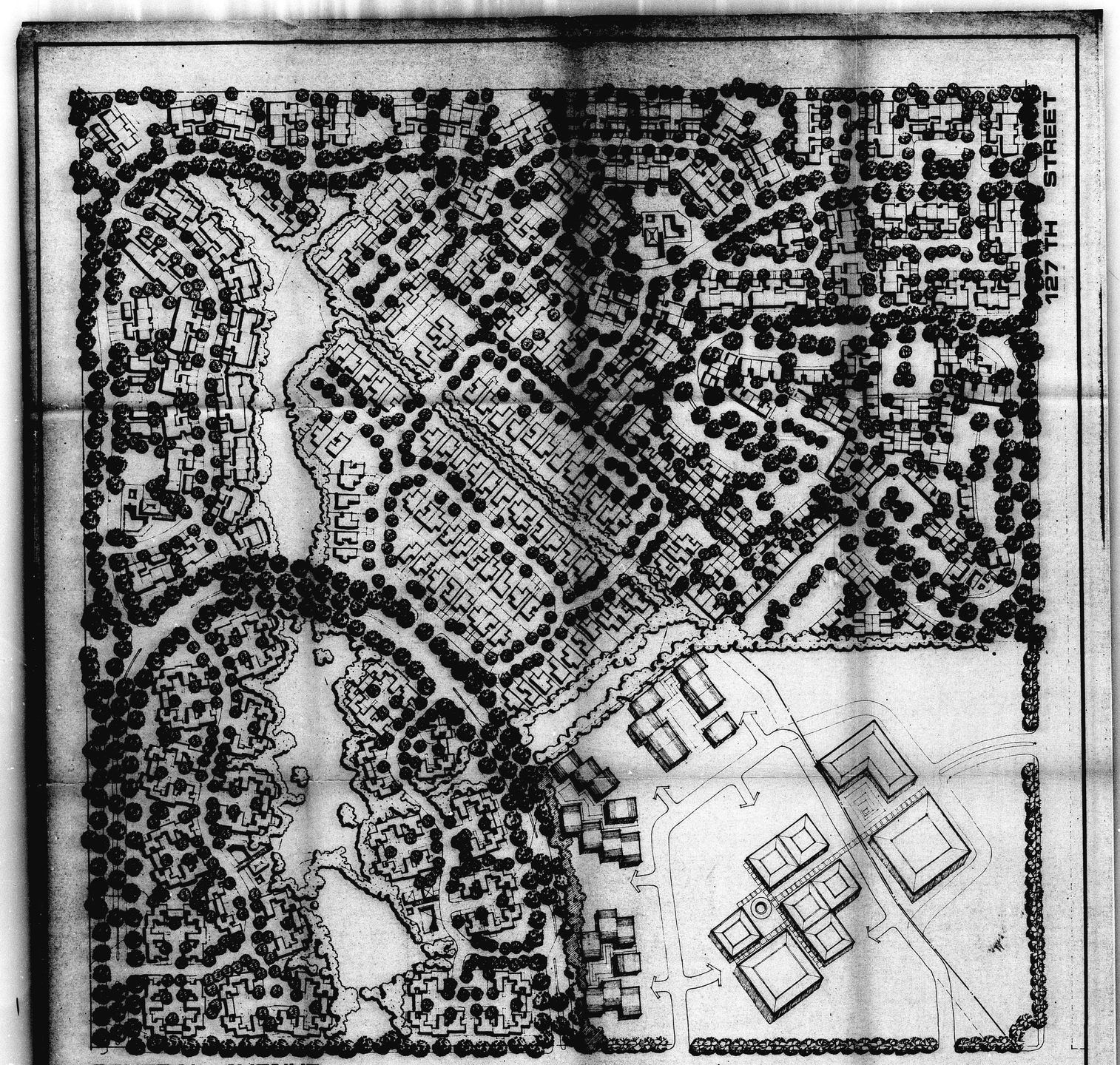
Architects/Planners



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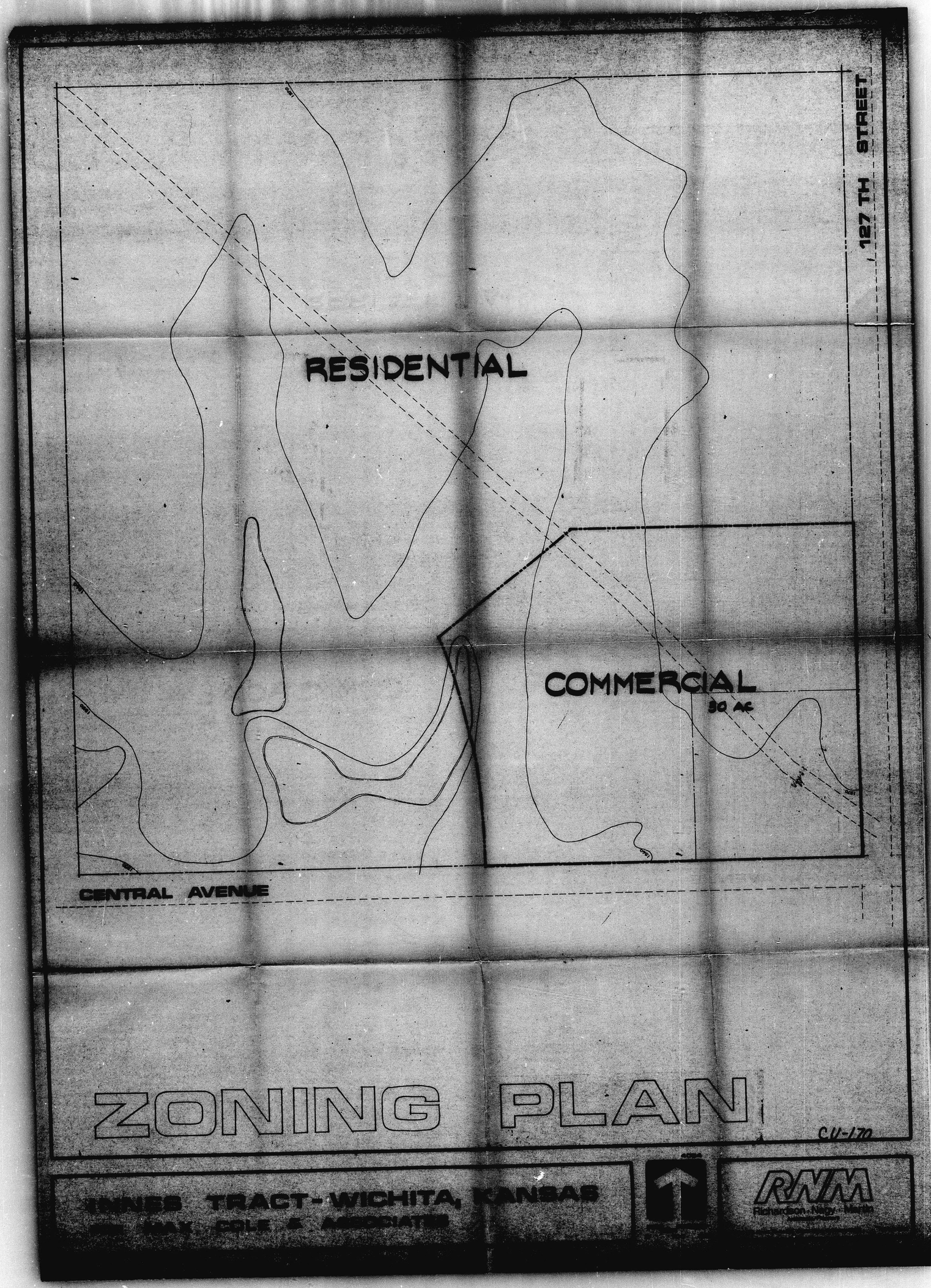

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CENTRAL AVENUE

TABULATION

PARCEL	UNITS	ACRES	DENSITY		USE	SETBACKS			BLDG HGT	FAR RATIO
			GROSS	NET*	PROPOSED	FRONT	SIDE	REAR	PROPOSED	PROPOSED
1	71	21.4	12.3	3.3	5.6	PATIO HOME DUPLEX	20'	5' OR 0'	15'	35'	.21
2	266	51.0	39.9	5.6	6.9	GARDEN TOWNHOUSE	20'	5'	15'	35'	.51
3	135	31.7	20.6	4.4	6.3	CLUSTER TOWNHOUSE	20'	5'	15'	35'	.43
4	360	20	20	18	18	APARTMENT	20'	5'	15'	35'	1.81
5		30.9	30	NA	NA	COMMERCIAL	NONE	NONE	NONE		
TOTALS	832	155	121.3								

* NET ACRES DO NOT INCLUDE; DEDICATED STREETS, OPEN SPACE & DRAINAGE, EASEMENTS

LAND USE PLAN

C.U.-170

[illegible] TRACT - WICHITA, KANSAS

[illegible] DOLL & ASSOCIATES

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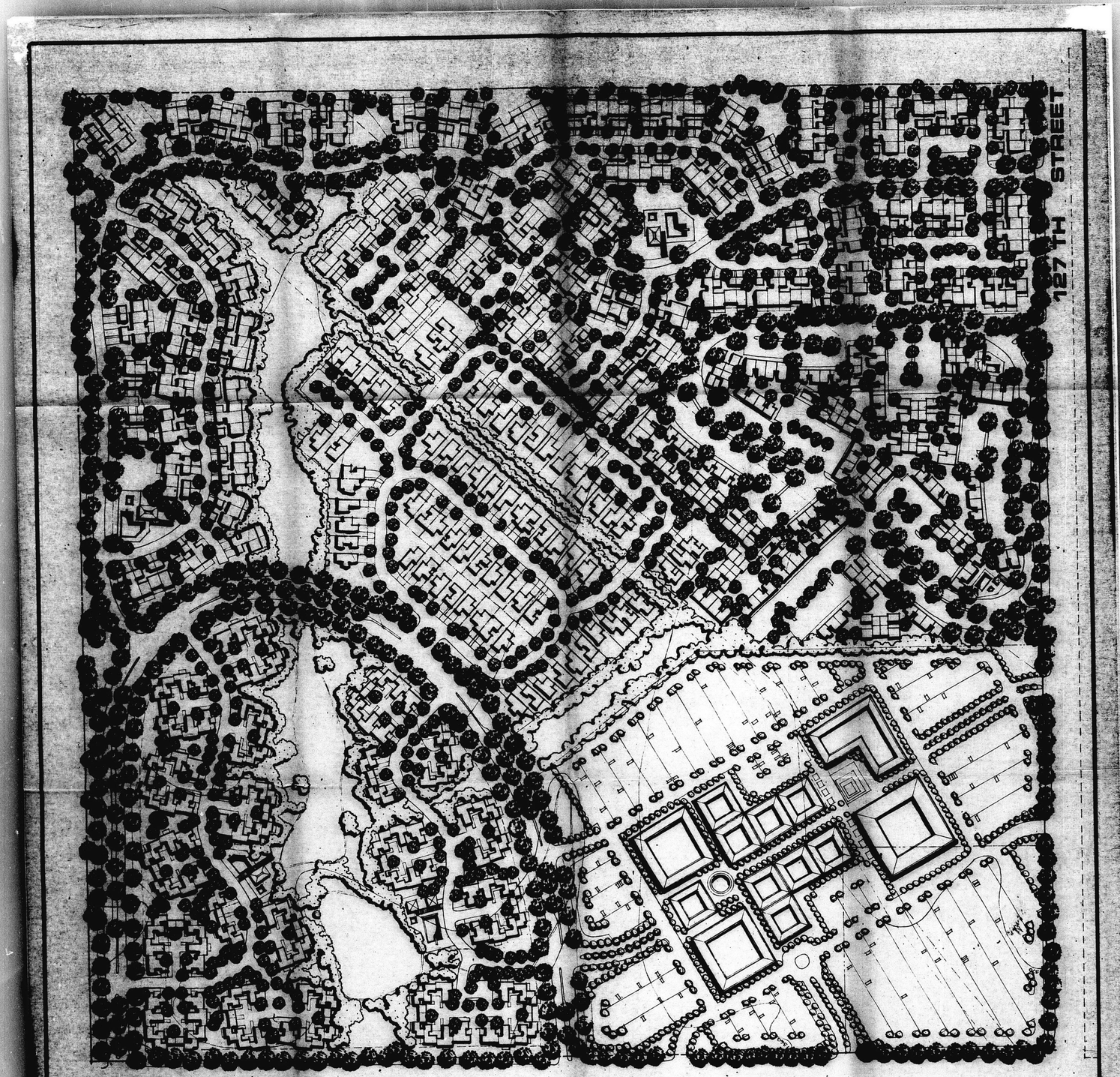

ILLUSTRATIVE PLAN

CU-170

INNES TRACT - WICHITA, KANSAS
FOR MAX COLE & ASSOCIATES

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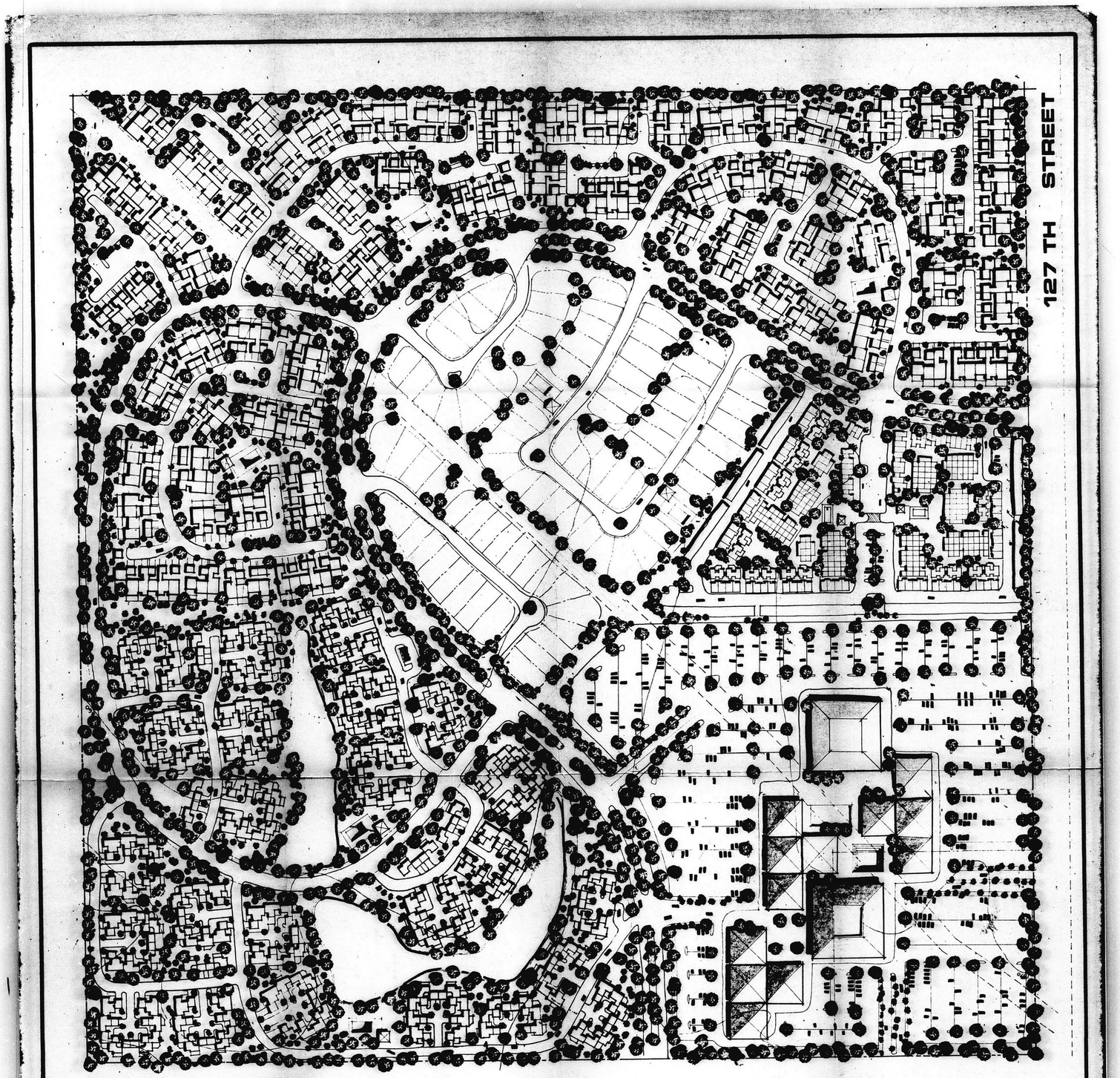

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ILLUSTRATIVE PLAN

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INNES TRACT - WICHITA
FOR MAX COLE & ASSOCIATES

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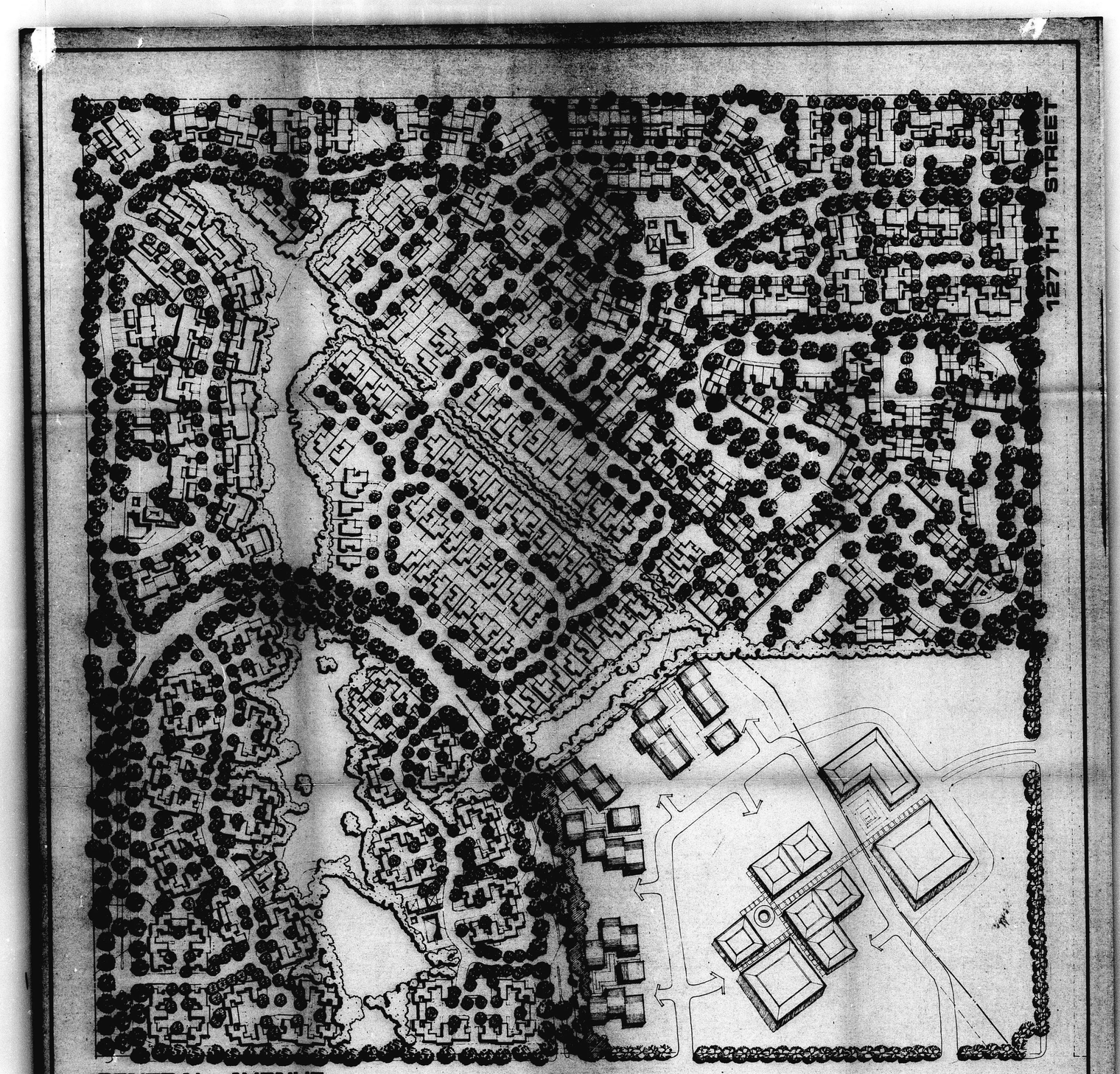

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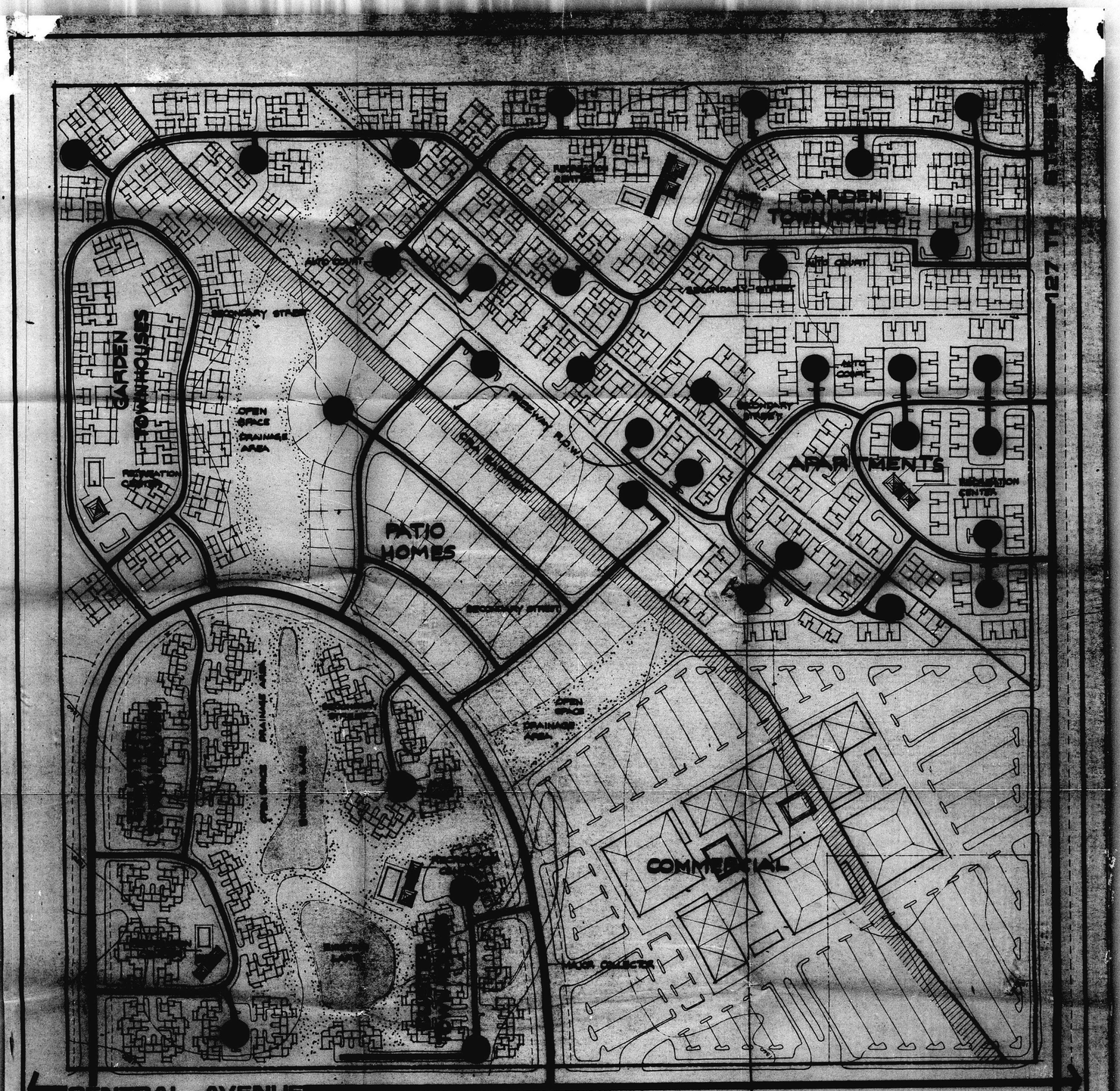

MAJOR COLLECTOR (100' R.O.W.)

SECONDARY STREET (28'-32' PAVEMENT)

AUTO COURT

FREEWAY R.O.W. BOUNDARY

CRA EASEMENT

OPEN SPACE & DRAINAGE AREA

EXISTING LAKES

LAND-USE WITHOUT FREEWAY R.O.W.

PATIO HOMES	89 D.U.
GARDEN TOWNHOUSE	229 D.U.
CLUSTER TOWN HOUSE	136 D.U.
APARTMENTS	264 D.U.
COMMERCIAL	20 AC
TOTAL	688 D.U.

LAND-USE WITHIN FREEWAY R.O.W.

PATIO HOMES	21 D.U.
GARDEN TOWNHOUSE	57 D.U.
APARTMENTS	104 D.U.
COMMERCIAL	10 AC
TOTAL	182 D.U.

TECHNICAL SITE PLAN

INNES TRACT - WICHITA, KANSAS

MAX COLE & ASSOCIATES

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INNES TRACT

wichita kansas
for max cole
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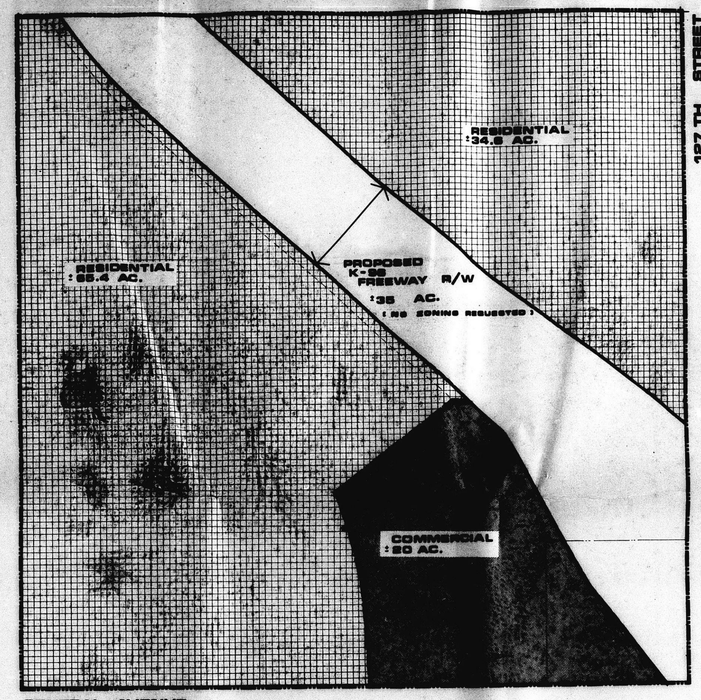

ZONING PLAN

INNES TRACT - WICHITA, KANSAS
FOR MAX COLE & ASSOCIATES

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MAJOR COLLECTOR — 120'
SECONDARY STREET — 80'
MINOR STREET — 60'
AUTO COURT
FREEWAY R.O.W. — VARIES

CRA EASEMENT
OPEN SPACE
EXISTING LAKE

LAND USE WITHOUT	FREEWAY R.O.W.
PATIO HOMES	93 D.U.
GARDEN TOWNHOUSE	205 D.U.
CLUSTER TOWNHOUSE	139 D.U.
APARTMENT	218 D.U.
COMMERCIAL	20 A.C.
TOTAL	655 D.U.

LAND USE WITHIN	FREEWAY R.O.W.
PATIO HOMES	19 D.U.
GARDEN TOWNHOUSE	51 D.U.
APARTMENT	198 D.U.
COMMERCIAL	10 A.C.
TOTAL	247 D.U.

TECHNICAL SITE PLAN

C.U.-170

INNES TRACT - WICHITA, KANSAS
FOR MAX COLE & ASSOCIATES

0 50 100

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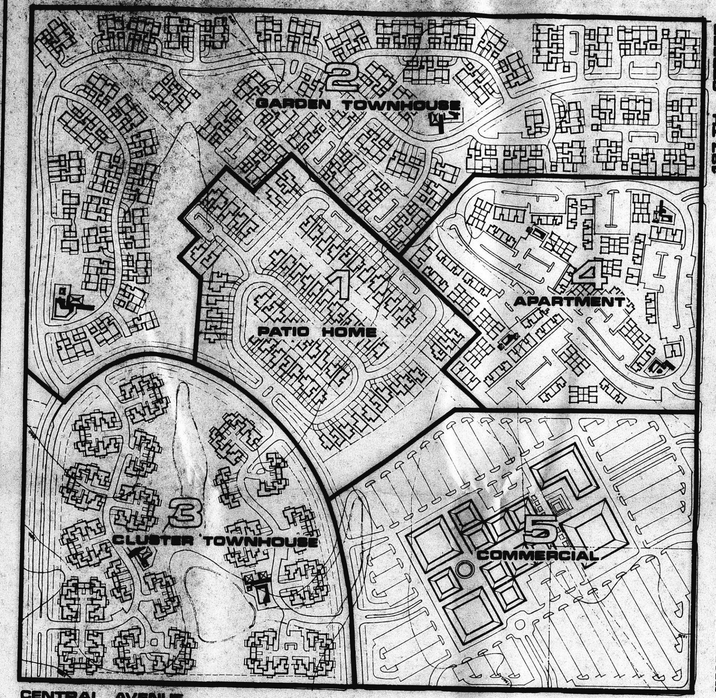

TABULATION

PARCEL	UNITS	ACRES GROSS	ACRES NET*	DENSITY GROSS	DENSITY NET*	USE PROPOSED	SETBACKS FRONT	SETBACKS SIDE	SETBACKS REAR	BLDG HGT PROPOSED	PKG RATIO PROPOSED
1	71	21.4	16.3	3.3	4.3	PATIO HOMES	20'	4' OR 0'	15'	26'	2:1
2	205	51.0	39.5	4.0	5.2	GARDEN TOWNHOUSE	20'	5'	15'	26'	2:1
3	139	21.7	20.2	6.4	6.9	CLUSTER TOWNHOUSE	20'	5'	15'	26'	2.5:1
4	330	9.9	9.0	33	36	APARTMENT	20'	5'	15'	26'	1.5:1
5		20.3	20	NA	NA	COMMERCIAL	NONE	NONE	NONE		
TOTALS	655	125	101.3								

* NET ACRES DO NOT INCLUDE DEDICATED STREETS, OPEN SPACE & DRAINAGE EASEMENTS

LAND USE PLAN

C.U.-170

INNES TRACT - WICHITA, KANSAS
FOR MAX COLE & ASSOCIATES

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CENTRAL AVENUE

ILLUSTRATIVE PLAN

INNES TRACT - WICHITA, KANSAS
FOR MAX COLE & ASSOCIATES

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PATIO HOMES
DENSITY: 3.3 DU / GROSS ACRE

INNES TRACT - WICHITA, KANSAS
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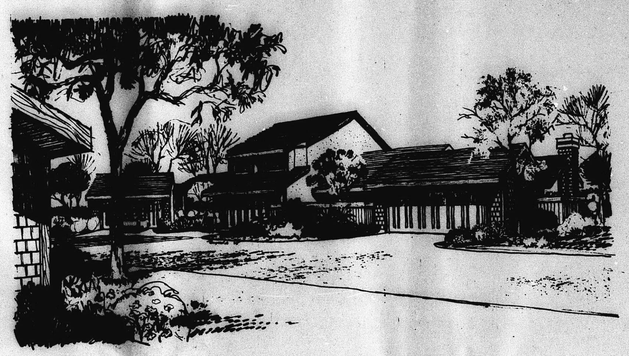

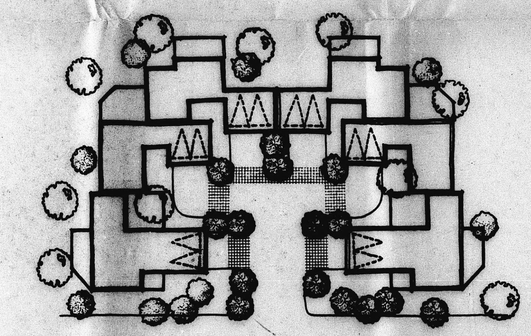

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CLUSTER TOWNHOUSES

DENSITY: 4.4 DU / GROSS ACRE

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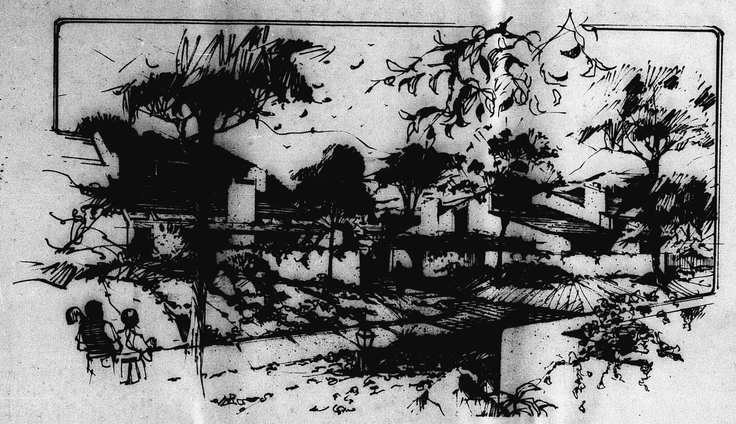

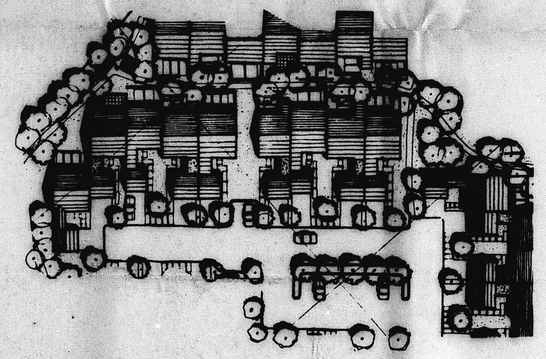

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GARDEN TOWNHOUSES

DENSITY: 5.2 DU / GROSS ACRE

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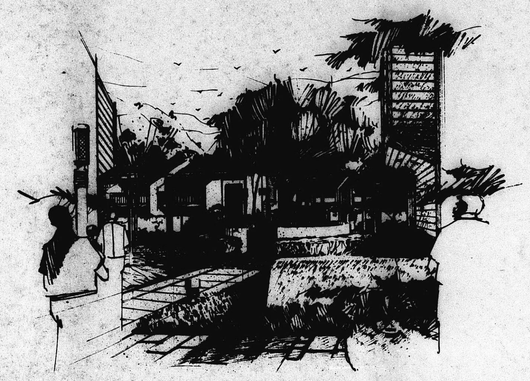

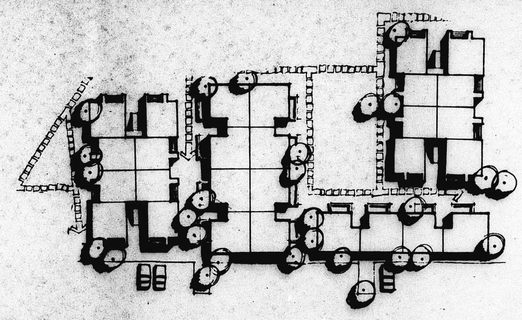

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APARTMENTS

DENSITY : 12 DU / ACRE

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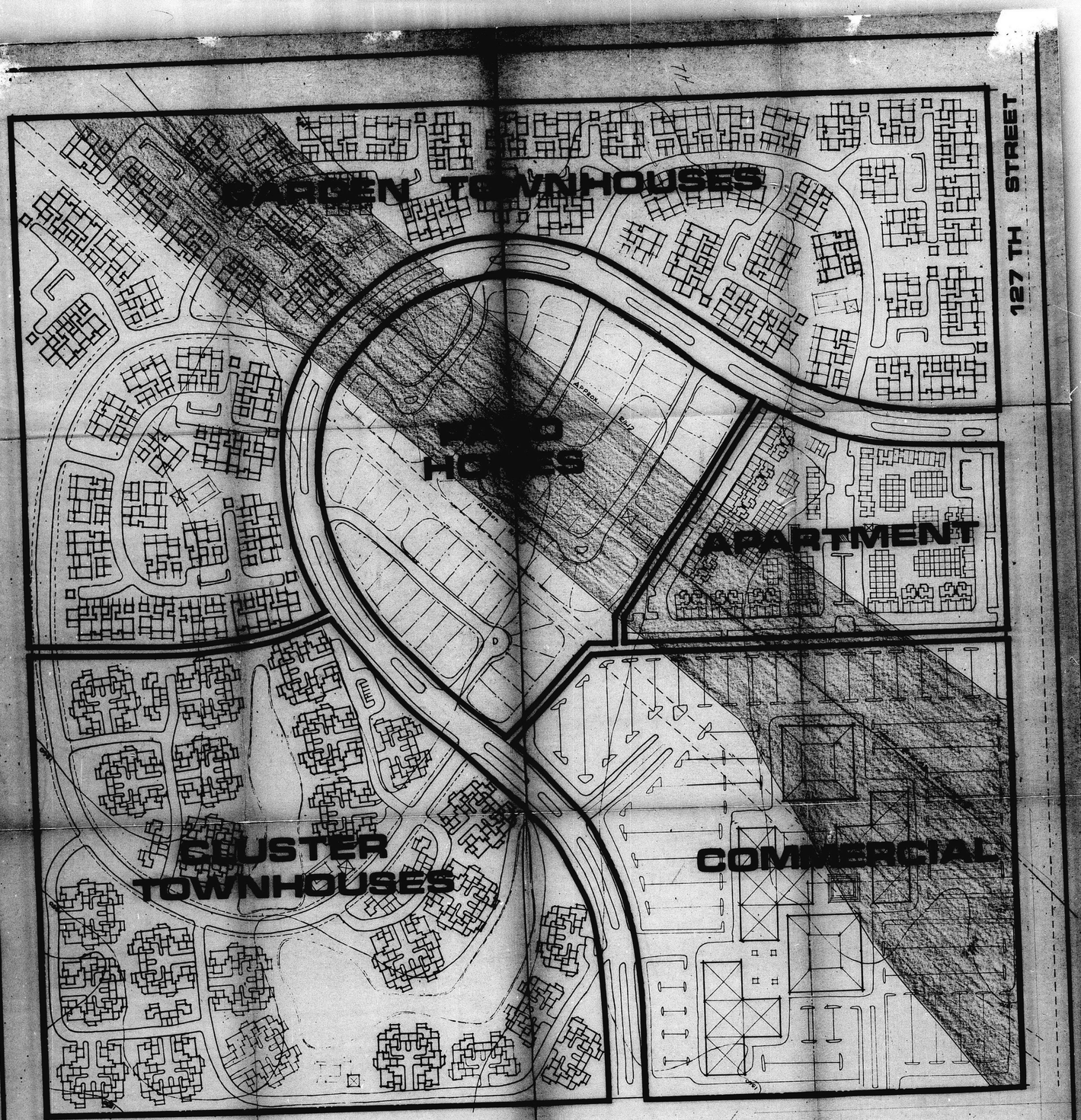

TABULATION

[illegible]		17 AC	78 DU	4.5 DU/AC
GARDEN TOWNHOUSES		48 AC	275 DU	6.0 DU/AC
CLUSTER TOWNHOUSES		31 AC	198 DU	6.4 DU/AC
APARTMENTS		10 AC	200 DU	20.0 DU/AC
	TOTAL	104 AC	747 DU	
COMMERCIAL		30 AC		
MAJOR STREETS		15 AC		
EXISTING LAKES		6 AC		
	TOTAL	155 AC		

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TECHNICAL PLAN

CU-170

INNES TRACT - WICHITA
FOR MAX COLE & ASSOCIATES

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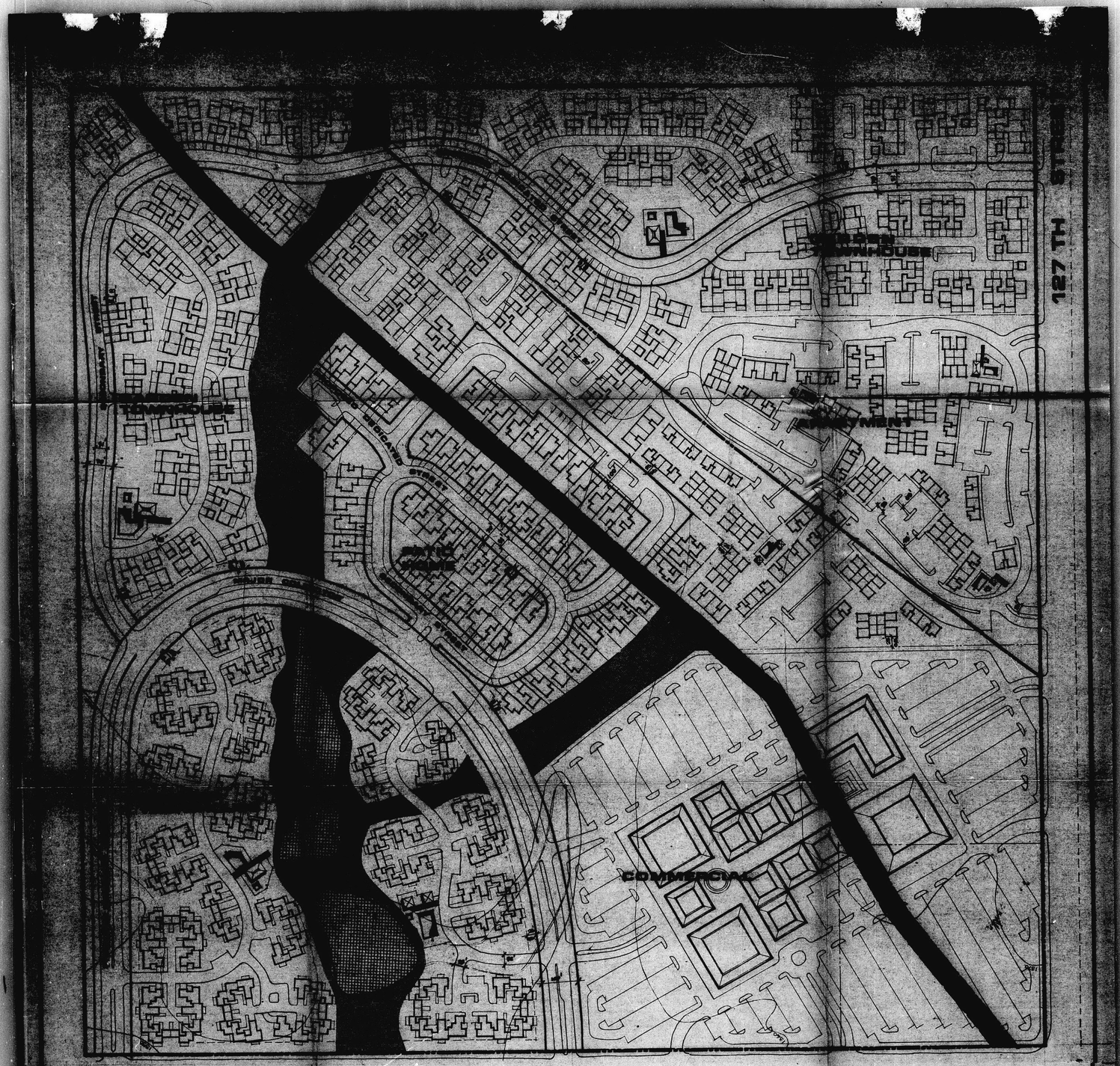

CENTRAL AVENUE

MAJOR COLLECTOR — 100'
SECONDARY STREET
AUTO COURT
FREEWAY R.O.W. — VARIES

CRA EASEMENT
OPEN SPACE & DRAINAGE AREA
EXISTING LAKE

LAND USE WITHOUT FREEWAY R.O.W.	
PATIO HOMES	53 D.U.
GARDEN TOWNHOUSE	205 D.U.
CLUSTER TOWNHOUSE	136 D.U.
APARTMENT	212 D.U.
COMMERCIAL	20A.C.
TOTAL	606 D.U.

LAND USE WITHIN FREEWAY R.O.W.	
PATIO HOMES	18 D.U.
GARDEN TOWNHOUSE	61 D.U.
APARTMENT	168 D.U.
COMMERCIAL	10 A.C.
TOTAL	247 D.U.

TECHNICAL SITE PLAN

CU-170

INNES TRACT - WICHITA, KANSAS
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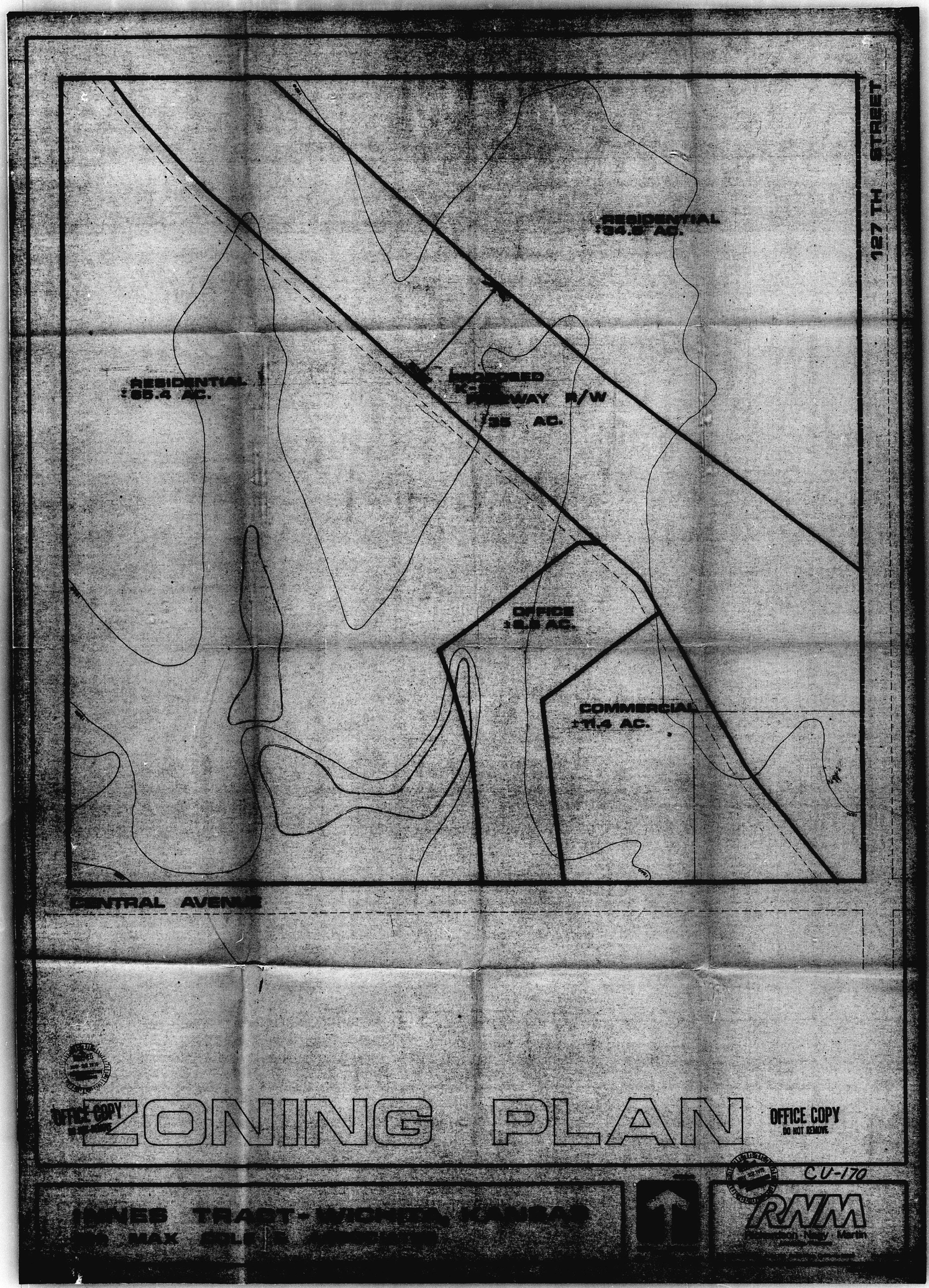

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