

D.P.-256  
**THE COLLECTIVE COMMERCIAL COMMUNITY UNIT PLAN**

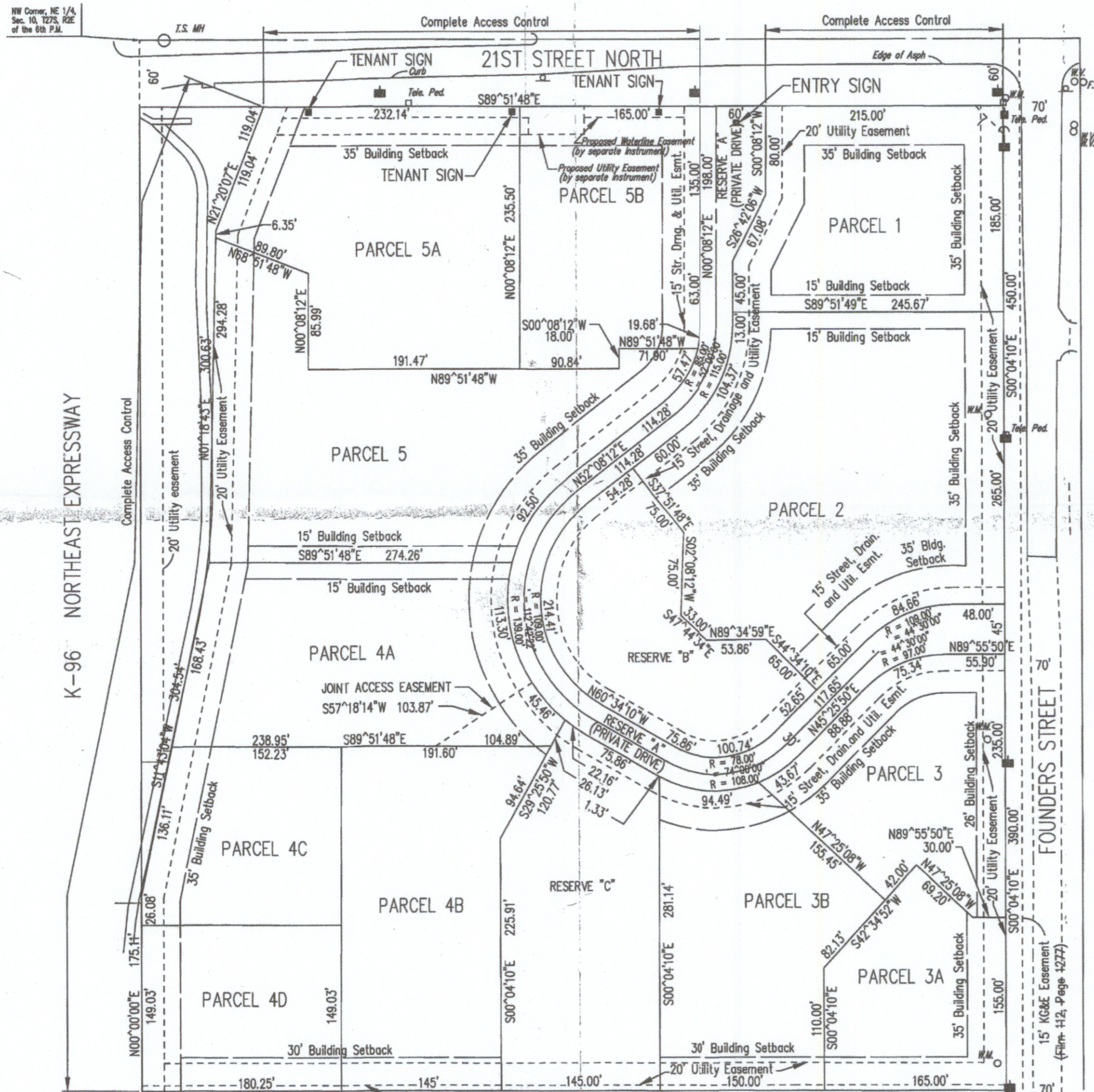
OWNER: JELCO, L.L.C. 12111 E. 21st St N WICHITA, KANSAS 67206  
 ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A. 303 S. TOPEKA WICHITA, KANSAS 67202

JULY 30, 2001  
 ADJUSTED AUGUST 2, 2004  
 ADJUSTED DECEMBER 17, 2004  
 AMENDMENT #1 TO G.P. #6 MARCH, 2005  
 ADJUSTED JULY 8, 2005  
 AMENDMENT #2 TO PARCEL 3 APRIL 4, 2006  
 ADJUSTED JUNE 16, 2006  
 (BY SPANGENBERG PHILLIPS) ADJUSTED MARCH 09, 2007  
 ADJUSTED AUGUST 21, 2007

AMENDMENT #3 TO PARCEL 3-B SEPTEMBER 24, 2007  
 ADJUSTED G.P. #6 (PARCEL 3-B) MAY 19, 2008  
 ADJUSTED G.P. #6 (PARCEL 5) JULY 21, 2008  
 AMENDMENT #4 (PARCELS 5A AND 5-B) NOVEMBER 21, 2008  
 ADJUSTED PARCEL 4, APRIL 2009  
 AMENDMENT #5 PARCEL 5A, APRIL 2012  
 ADJUSTED PARCEL 4, AUGUST 2013  
 (BAUGHMAN CO.) ADJUSTED PARCEL 4C, JUNE 2015  
 (STUDIUM ARCHITECTURE) ADJUSTED PARCEL 2, NOVEMBER 2015

*Dated March 13, 2014*  
**APPROVED CUP**  
*Per Admin Adjustment*  
*Thorp*  
*3/13/14*  
*Copy 10/14*

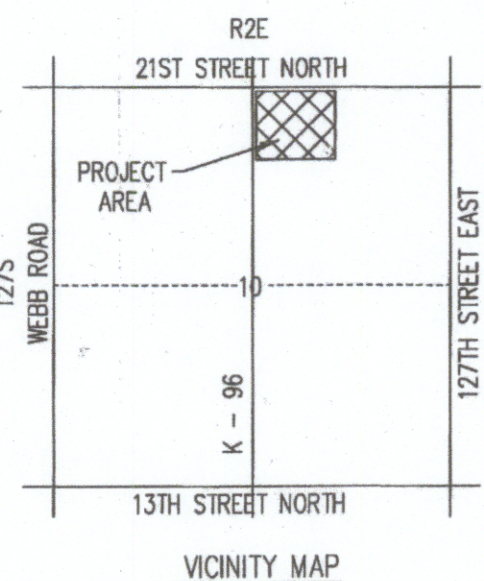
OWNER: MESSIAH BAPTIST CHURCH  
 ZONED: SF-20



OWNER: WICHITA CLINIC ADDITION  
 ZONED: G.O.

**APPROVED CUP**

*Wichita Clinic Addition*  
*WCPD 1/2/2*



SCALE: 1"=100'

GENERAL:  
 TOTAL NET AREA = 15.05 ACRES \ (EXCLUSIVE OF PUBLIC STREET R/W)  
 THIS DEVELOPMENT IS PROPOSED TO CONTAIN 15 NET ACRES \ OF "LC" ZONING.

**GENERAL PROVISIONS:**

- ACCESS CONTROL: ACCESS TO 21ST STREET SHALL BE LIMITED TO ONE OPENING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT MORE THAN ONE PARCEL IS DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
- PARKING RATIOS SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA, OR AS NOTED IN THE PARCEL DESCRIPTIONS.
- SIGNS: NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. FLASHING SIGNS (EXCEPT TIME AND TEMP SIGNS AND PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT (EXCEPT TIME AND TEMPERATURE AND FULLY PROGRAMMABLE MESSAGE CENTERS) ARE NOT PERMITTED. HOWEVER, NO SIGN SHALL ROTATE.

THERE SHALL BE A MAXIMUM OF 3 PROGRAMMABLE MESSAGE SIGNS PERMITTED. ONE ALONG K-96 ON EITHER PARCEL 4C, 4D, 5, OR 5A AND TWO ALONG 21ST STREET NORTH (ONE ON PARCEL 1 AND ONE ON EITHER PARCEL 5A OR 5B).

THE MINIMUM SPACING BETWEEN SIGNS SHALL BE 150 FEET UNLESS NOTED OTHERWISE. MONUMENT SIGNS ON PARCELS 4A AND 5 ALONG THE COLLECTIVE LANE FRONTAGE ARE PERMITTED A SEPARATION OF 125 FEET

- K-96 FRONTAGE:  
 PARCEL 4A: 2-10' MONUMENT SIGNS WITH A MAXIMUM OF 60 SQUARE FEET.  
 1-OPTIONAL 35' SIGN WITH A MAXIMUM OF 150 SQUARE FEET WHICH MUST BE A MINIMUM OF 450' FROM THE SOUTH PROPERTY LINE.
- PARCEL 4C: 1-10' MONUMENT SIGNS WITH A MAXIMUM OF 60 SQUARE FEET.
- PARCEL 4D: 1-10' MONUMENT SIGNS WITH A MAXIMUM OF 60 SQUARE FEET.
- PARCEL 5: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET  
 1-OPTIONAL 35' SIGN WITH A MAXIMUM OF 150 SQUARE FEET.  
 NOTE: THERE IS ONLY 1-35' SIGN PERMITTED. IT MAY BE ON EITHER PARCEL 4 OR PARCEL 5.
- PARCEL 5A: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.
- 21ST STREET NORTH FRONTAGE:  
 PARCEL 1: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.
- PARCEL 5A: 1-12.5' MONUMENT SIGN WITH A MAXIMUM OF 81 SQUARE FEET. SHALL CONFORM TO SUBMITTED SITE PLAN AND EXISTING DRAWING.
- PARCEL 5B: 2-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.  
 THE SIGN FOR PARCEL 5B MAY BE SHIFED TO PARCEL 5A AND IT MAY INCLUDE ADVERTISING FOR USES LOCATED WITHIN THE CUP BUT NOT WITHIN PARCEL 5A. HOWEVER, THE TOTAL NUMBER OF SIGNS SHALL BE LIMITED TO THREE FOR PARCELS 5A AND 5B TOGETHER. THE SPACING BETWEEN SIGNS MAY BE REDUCED TO 75 FEET MINIMUM ON PARCELS 5A AND 5B PER EXHIBIT "A" TO DP-256 AMENDMENT #4 (CUP 2008 - 00037)

RESERVE "A": 1-25' ENTRY MARKER SIGN WITH A MAXIMUM OF 150 SQUARE FEET. MINIMUM SPACING BETWEEN THIS SIGN AND THE SIGNS ON PARCELS 1 AND 5B SHALL BE REDUCED TO 75 FEET.

- FOUNDERS STREET FRONTAGE:  
 PARCEL 1: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET SHALL BE A MINIMUM OF 75' FROM THE NORTHEAST CORNER.
- PARCEL 2: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.
- PARCEL 3 OR 3A: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.
- RESERVE "A": 1-25' ENTRY MARKER SIGN WITH A MAXIMUM OF 150 SQUARE FEET.

- COLLECTIVE LANE FRONTAGE:  
 PARCEL 3B: ONE 6'-2" TALL, 23 SQUARE FOOT MONUMENT SIGN ALONG COLLECTIVE LANE, PER SITE PLAN AND ELEVATIONS OF CUP 2008-00016 (ADMINISTRATIVE ADJUSTMENT ON MAY 19, 2008)
- PARCEL 4A: ONE 6' TALL, 40 SQUARE FOOT MONUMENT SIGN ALONG COLLECTIVE LANE PER SITE PLAN AND ELEVATIONS OF CUP 2024-00013 (ADMINISTRATIVE ADJUSTMENT)
- PARCEL 5: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET ALONG COLLECTIVE LANE, PER SITE PLAN AND ELEVATIONS OF CUP 2008-00027 (ADMINISTRATIVE ADJUSTMENT PM JULY 21 2008)

- FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF FIRE LANE(S).
- SCREENING AND LANDSCAPING: SCREENING AND LANDSCAPING SHALL BE ACCORDING TO THE CITY OF WICHITA LANDSCAPE ORDINANCE, EXCEPT LANDSCAPING ALONG THE SOUTH PROPERTY LINE OF PARCEL 3A, 3B, 4B AND 4D WHICH SHALL BE 1 1/2 TIMES THE CITY CODE IF ADJACENT TO RESIDENTIAL USES.

FAILURE TO PROPERLY MAINTAIN THE SCREENING AND LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST SIX FEET, BUT NOT MORE THAN 8' HIGH, CONSTRUCTED OR BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE CONSTRUCTED WITHIN THE 5' WALL EASEMENT SHOWN ON THE SOUTH LINE OF PARCELS 3A, 3B, 4B, AND 4D. CONSTRUCTION AND MAINTENANCE OF THIS WALL SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF PARCELS 3A, 3B, 4B, AND 4D ADJACENT RESIDENTIAL USES.

- A LANDSCAPE PLAN, INDICATING THE TYPE, SIZE, AND COND. OF NEW PLANT MATERIALS, AND METHOD OF IRRIGATION, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S).
- A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS C.U.P. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG 21ST STREET. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS, SAID WALK SYSTEM SHALL BE DESIGNED, LIGHTED, AND LANDSCAPED TO REMAIN CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE OVERALL DEVELOPMENT.

- AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
- LIGHTING: ALL LIGHTING WITHIN PARCELS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.
- TRANSPORTATION IMPROVEMENTS:
  - EXTEND THE DECEL LANE ON 21ST STREET NORTH FROM ITS CURRENT TERMINUS AT THE EASTERN EDGE OF THE RAISED MEDIAL TO FOUNDERS STREET.
  - PROVIDE A WESTBOUND LEFT-TURN STORAGE LANE ON 21ST STREET NORTH FROM THE PRIVATE DRIVE ENTRANCE EXTENDING EAST OF FOUNDERS WITH 150' STORAGE LENGTH TAPER.
  - IMPROVE FOUNDERS WITH CONTINUOUS LEFT-TURN LANE FROM 21ST STREET NORTH TO THE SOUTHERN EDGE OF THE PRIVATE DRIVE FROM THE PROPOSED DEVELOPMENT.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATED AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, WALLS, ETC. SHALL BE FILED WITH THE PLAT. ALL DRIVES AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION(S).
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEWS.
- LOADING AREAS, TRASH RECEPTACLES, OUTDOOR STORAGE, AND DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW. SCREENING OF ALL TRASH DUMPSTERS, OUTDOOR STORAGE, AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIAL TO MATCH AND PREFERABLY BE CONNECTED TO THE BUILDINGS THEY SUPPORT.
- ALL BUILDINGS SHALL HAVE THE SAME PREDOMINATE EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, COLOR AND TEXTURE, AND CONSISTENT LIGHTING DESIGN (FIXTURES, POLES, LAMPS, ETC.) AS APPROVED BY THE DIRECTOR OF PLANNING. METAL SHALL NOT BE PERMITTED AS A PREDOMINATE EXTERIOR BUILDING MATERIAL ON ANY FACADE FOR ANY BUILDING ON THE SITE.
- NO PARCEL WITHIN THE C.U.P. SHALL ALLOW THE USE OF ADULT ENTERTAINMENT ESTABLISHMENTS, GROUP HOUSES, CORRECTIONAL PLACEMENT RESIDENCES, PRIVATE CLUBS, TAVERNS, CONVENIENCE STORES, DRIVE THRU RESTAURANTS AND DRINKING ESTABLISHMENTS. RESTAURANTS THAT SERVE LIQUOR CAN BE DEVELOPED AS LONG AS FOOD IS THE PRIMARY SERVICE OF THE ESTABLISHMENT.

PARCEL DESCRIPTIONS:  
 PARCEL NUMBER 1:  
 PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19

GROSS AREA - 0.97 ACRES (42,086 S.F.)  
 MAXIMUM BUILDING COVERAGE - 12,625 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 12,625 S.F.  
 FLOOR AREA RATIO - 0.300  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 1  
 PARKING - AS PER CITY CODE  
 SETBACKS - 35' ALONG WEST PROPERTY LINE, 30' ALONG SOUTH PROPERTY LINE, AND 15' ADJACENT TO PARCEL 2. (SEE G.P. NO. 4)

PARCEL NUMBER 2:  
 PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19

GROSS AREA - 1.93 ACRES (83,998 S.F.)  
 MAXIMUM BUILDING COVERAGE - 25,199 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 25,199 S.F.  
 FLOOR AREA RATIO - 0.300  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 4  
 PARKING - A MINIMUM OF 78 SPACES SHALL BE PROVIDED PER ADMINISTRATIVE ADJUSTMENT DATED NOVEMBER 16, 2015. ALL FUTURE CONSTRUCTION OR CHANGES IN USE SHALL MEET CITY CODE PARKING REQUIREMENTS.  
 SETBACKS - 35' ALONG FOUNDERS AND PRIVATE DRIVE (RES. "A") AND 15' ADJACENT TO PARCEL 1. (SEE G.P. NO. 4)

PARCEL NUMBER 3:  
 PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING.

GROSS AREA - 0.79 ACRES (34,529 S.F.)  
 MAXIMUM BUILDING COVERAGE - 10,359 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 10,359 S.F.  
 FLOOR AREA RATIO - 0.330  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 1  
 PARKING - AS PER CITY CODE  
 SETBACKS - 26' ALONG FOUNDERS STREET AND 35' ALONG PRIVATE DRIVE (RES. "A")

PARCEL NUMBER 3A:  
 PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.

GROSS AREA - 0.61 ACRES (26,824 S.F.)  
 MAXIMUM BUILDING COVERAGE - 9,000 S.F. (33% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 9,000 S.F.  
 FLOOR AREA RATIO - 0.330  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 1  
 PARKING - AS PER CITY CODE  
 SETBACKS - 35' ALONG SOUTH PROPERTY LINE AND THE PRIVATE DRIVE (RES. "A")

PARCEL NUMBER 4A:  
 PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING.

GROSS AREA - 1.15 ACRES (50,208 S.F.)  
 MAXIMUM BUILDING COVERAGE - 15,062 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 15,062 S.F.  
 FLOOR AREA RATIO - 0.300  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 1  
 PARKING - AS PER CITY CODE  
 SETBACKS - 35' ALONG WEST PROPERTY LINE AND PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 5. (SEE G.P. NO. 4)

PARCEL NUMBER 4B:  
 PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.

GROSS AREA - 1.07 ACRES (46,648 S.F.)  
 MAXIMUM BUILDING COVERAGE - 13,994 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 13,994 S.F.  
 FLOOR AREA RATIO - 0.300  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 2  
 PARKING - AS PER CITY CODE  
 SETBACKS - 35' ADJACENT TO PRIVATE DRIVE (RES. "A"), 30' ALONG SOUTH PROPERTY LINE AND 15' ADJACENT TO PARCEL 4A. (SEE G.P. NO. 4)

PARCEL NUMBER 4C:  
 PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING.

GROSS AREA - 0.62 ACRES (26,848 S.F.)  
 MAXIMUM BUILDING COVERAGE - 8,054 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 8,054 S.F.  
 FLOOR AREA RATIO - 0.300  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 1  
 PARKING - AS PER CITY CODE  
 SETBACKS - 35' ALONG WEST PROPERTY LINE, AND 15' ADJACENT TO PARCEL 4A, 4D AND 4B

PARCEL NUMBER 4D:  
 PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED.

GROSS AREA - 0.62 ACRES (26,849 S.F.)  
 MAXIMUM BUILDING COVERAGE - 8,055 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 8,055 S.F.  
 FLOOR AREA RATIO - 0.300  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 1  
 PARKING - AS PER CITY CODE  
 SETBACKS - 35' ALONG WEST PROPERTY LINE, 30' ALONG SOUTH PROPERTY LINE, AND 15' ADJACENT TO PARCEL 4C AND 4B

PARCEL NUMBER 5:  
 PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19

GROSS AREA - 1.62 ACRES (70,486 S.F.)  
 MAXIMUM BUILDING COVERAGE - 21,146 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 21,146 S.F.  
 FLOOR AREA RATIO - 0.300  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 2  
 PARKING - AS PER CITY CODE  
 SETBACKS - 35' ALONG THE WEST PROPERTY LINE AND THE PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 4. (SEE G.P. NO. 4)

PARCEL NUMBER 5A:  
 PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19

GROSS AREA - 1.24 ACRES (53,875 S.F.)  
 MAXIMUM BUILDING COVERAGE - 16,163 S.F. (30% MAXIMUM)  
 MAXIMUM GROSS FLOOR AREA - 16,163 S.F.  
 FLOOR AREA RATIO - 0.300  
 MAXIMUM BUILDING HEIGHT - 35'  
 MAXIMUM NUMBER OF BUILDINGS - 2  
 PARKING - AS PER CITY CODE  
 SETBACKS - 35' ALONG NORTH AND WEST PROPERTY LINES AND THE PRIVATE DRIVE (RES. "A")

PARCEL NUMBER 5B:  
 PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19