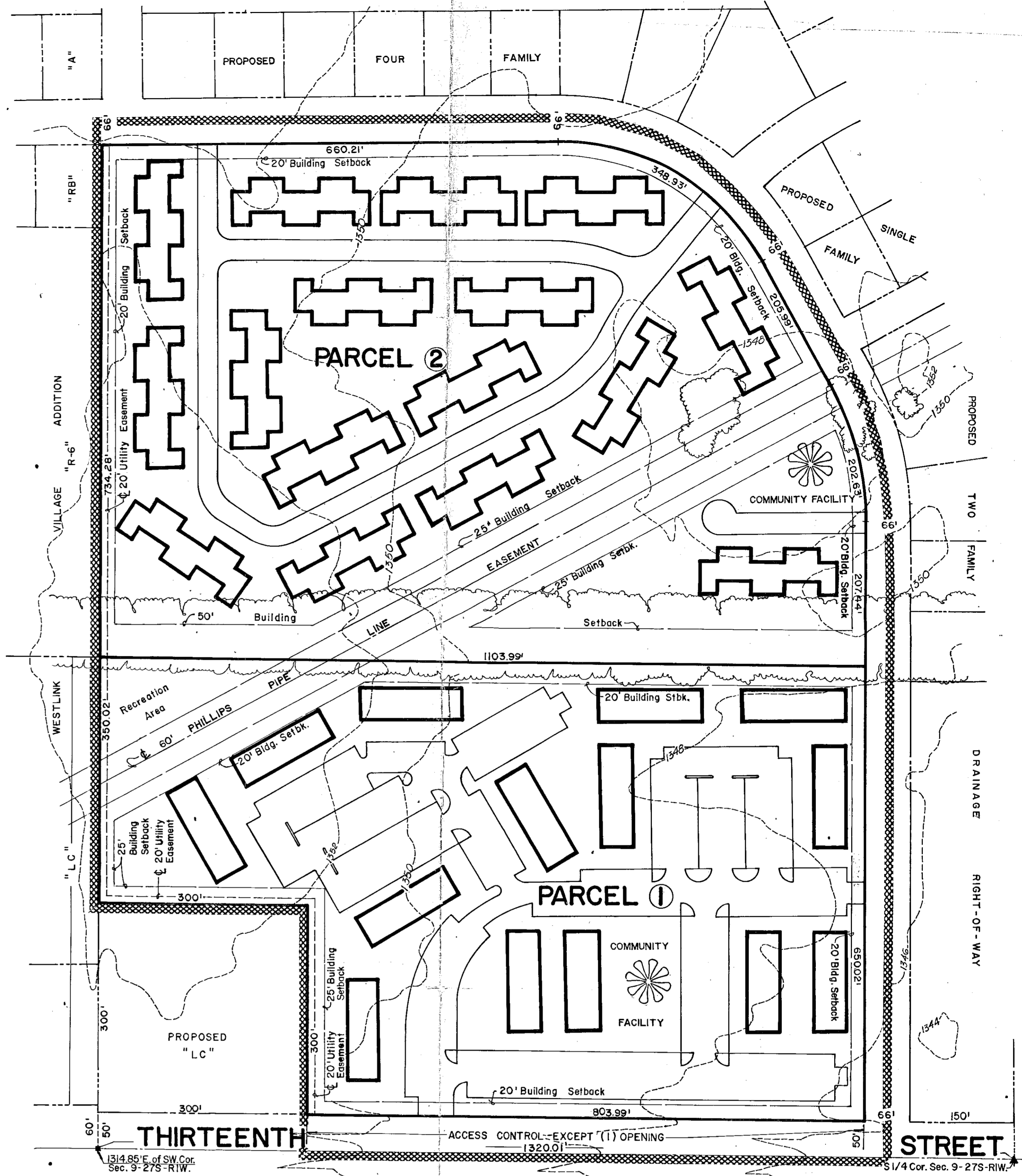


SCALE: 1" = 100'
NOVEMBER 14, 1980
MEAN SEA LEVEL



ALTERNATE PARCELS (1) & (2)

GENERAL

Total Gross Area = 34.4 AC.±
Total Net Area = 30.1 AC.± (Exclusive of Public Street R/W)

GENERAL PROVISIONS

- ACCESS CONTROL:** Access to 13th Street shall be limited to one (1) opening from Parcel One (1) and Alternate Parcel One (1) which shall be constructed to Major Entrance Standard. CONSTRUCTION OF THE MAJOR ENTRANCE and a partial Decel Lane along the South Boundary of Parcel One (1) or Alternate Parcel One (1) shall be guaranteed at time of Platting.
- ADDITIONAL EIGHT-OF-WAY:** will be dedicated for the Decel Lane of the Major Entrance on 13th Street prior to issuance of Building Permit(s) for Parcel One (1) or Alternate Parcel One (1).
- ALL UTILITIES** shall be installed underground.
- DRAINAGE:** At the time of Platting, the applicant shall submit a drainage plan for the entire development and guaranteed drainage improvements as may be required.
- MINIMUM BUILDING SETBACK:** shall be as indicated on the Plan. In the event that Parcel One (1) and Two (2) are developed under the same Ownership, the setback between the Parcels will be required.
- PARKING RATIO** shall be in accordance with Sec. 28.04.141 of the Code of the City of Wichita or as indicated in the Parcel Descriptions.
- ADVERTISING SIGNS** shall be in accordance with Sec. 28.04.139 of the City of Wichita. No Billboard Advertisement shall be allowed.
- Appropriate **FIRE LANE EASEMENTS** for Parcels One (1) and Two (2) will be provided, and prior to the issuance of Building Permit(s), said fire lane shall be hard surfaced, and twenty four (24) ft. minimum in width, and constructed with a 3/8 inch asphalt base with 1/2 inch asphalt surface, or equivalent thereof. No Parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading.

PARCEL DESCRIPTIONS:

PARCEL ONE
PROPOSED USE - Doctors Offices, Hospitals and Clinics (Excluding Animal Hospitals, or Clinics) and associated usages of the above as permitted by zoning ordinances.
Gross Area = 15.9 AC.±
Net Area = 14.4 AC.±
Maximum Building Coverage = 30% of 183,179 Sq. Ft.
Floor Area Ratio = 0.40
Maximum Gross Floor Area = 250,950 Sq. Ft.
Maximum Building Height = 55 Ft.

PARCEL TWO
PROPOSED USE - Doctors Offices, Hospitals and Clinics (Excluding Animal Hospitals or Clinics) and associated usages of the above as permitted by zoning ordinances.
Gross Area = 18.6 AC.±
Net Area = 16.2 AC.±
Maximum Building Coverage = 30% of 211,700 Sq. Ft.
Floor Area Ratio = 0.40
Maximum Gross Floor Area = 284,260 Sq. Ft.
Maximum Building Height = 55 Ft.

ALTERNATE PARCEL ONE
PROPOSED USE - Garden Apartment or Townhouses and Associated Community Facilities.
Gross Area = 15.9 AC.±
Net Area = 14.4 AC.±
Density = 22 D.U.'s/Net Acre or 374 D.U.'s (100 D.U.'s/Net Acre for Townhouses or 144 D.U.'s)
Maximum Building Height = 35 Ft.
Parking Ratio = 1.5 D.U. (2.0 if owner occupied)

ALTERNATE PARCEL TWO
PROPOSED USE - Townhouse Units and associated community facilities.
Gross Area = 18.6 AC.±
Net Area = 16.2 AC.±
Density = 8 D.U.'s/Net Acre or 130 D.U.'s
Maximum Building Height = 35 Ft.
Parking Ratio = 1.5 D.U. (2.0 if owner occupied)

Preliminary Plan

NORTHWEST VILLAGE 4TH ADDITION
COMMUNITY UNITY PLAN