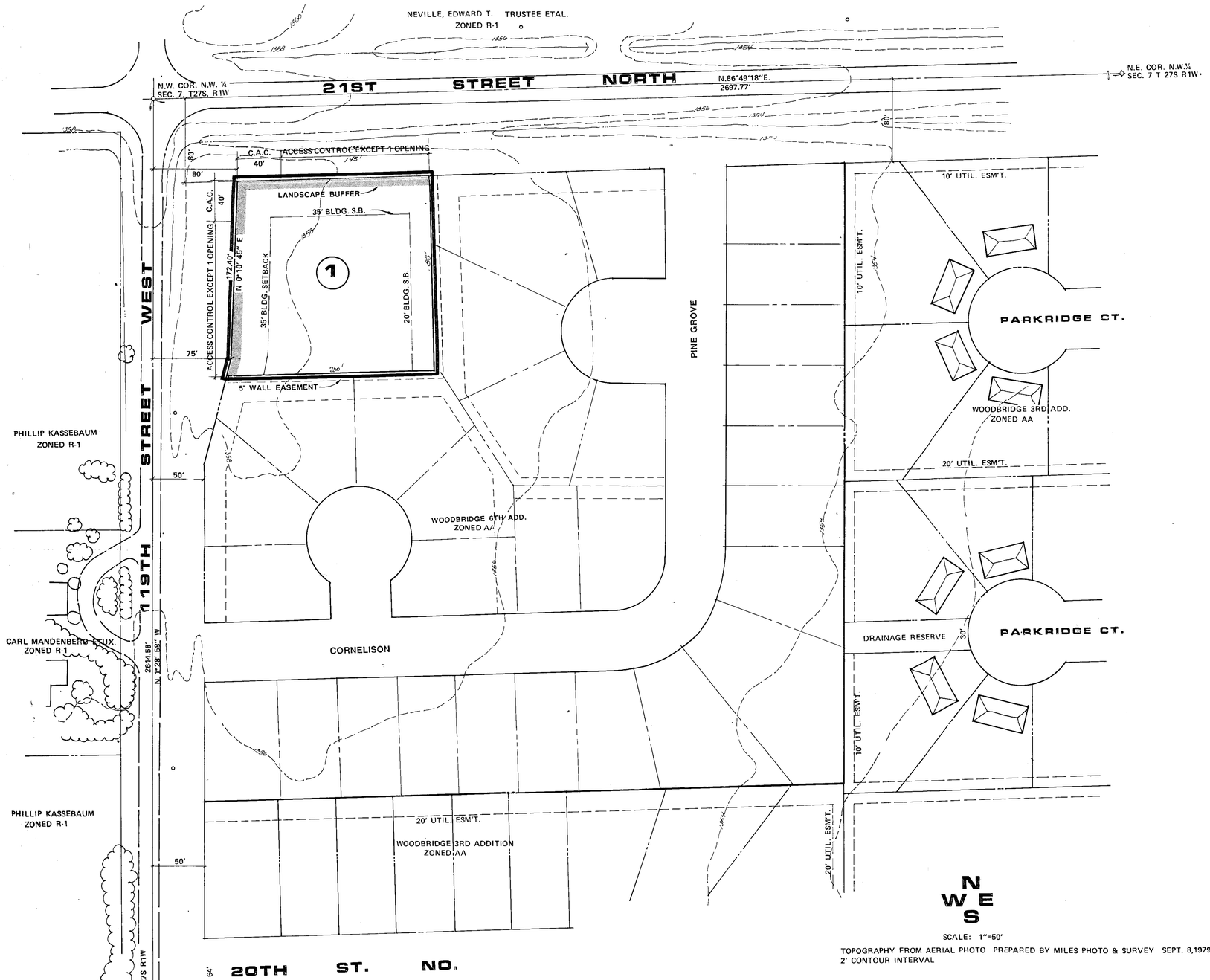


SCALE: 1"=50'

TOPOGRAPHY FROM AERIAL PHOTO PREPARED BY MILES PHOTO & SURVEY SEPT. 8,1979
2' CONTOUR INTERVAL

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN .80 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS ONE (1) PARCEL PERMITTING LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTION.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:

   35' SETBACK ALONG 119TH STREET WEST FOR PARCEL NUMBER 1.
   35' SETBACK ALONG 21ST STREET NORTH FOR PARCEL NUMBER 1.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH ORDINANCE 40-963 CODE 24.04 OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS SHALL BE PERMITTED.
6. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
9. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE EAST AND SOUTH PROPERTY LINES IN THE PLATTED WALL EASEMENT OF WOODBRIDGE 6TH ADDITION. SUCH WALL MAY BE REDUCED TO THREE (3) FOOT IN HEIGHT AT A POINT 15' FROM THE PROPERTY LINE ADJOINING 119TH STREET WEST AND 21ST STREET NORTH.

   B. SAID WALL SHALL ALSO BE CONSTRUCTED ALONG THE PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL DISTRICT AND SEPARATED BY A PUBLIC WAY, STREET OR ALLEY, IF STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.

   C. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE WEST AND NORTH PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 9A AND 9B ABOVE. (SEE PLAN VIEW.)
10. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 119TH STREET WEST AND 21ST STREET NORTH INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
11. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: BANKS, CONVENIENCE STORES, SERVICE STATIONS, OFFICES, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, RESTAURANTS, RETAIL SHOPS, SAVINGS AND LOANS, AND TIRE, BATTERY & ACCESSORY STORES.

GROSS AREA - 0.80 ACRE
MAXIMUM BUILDING COVERAGE - 10,500 SQ. FT. (30% MAXIMUM
MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
FLOOR AREA RATIO - 0.341
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.

DR-160
WOODBRIDGE C.U.P.
APPROVED CUP
MAPC APP'D 10-2-86 TC
BCC APP'D 10-28-86 TC
M.A.P.D. Copy 2 of 2

COMMUNITY UNIT PLAN
WOODBRIDGE COMM.

SLAWSON DEVELOPMENT CORPORATION 104 S. BROADWAY W. K. 67202

BILL G. YUNG DESIGN
8225 E. 35TH. ST. NORTH, WICHITA, KS. 67226 316 683-5567

date MAY 1, 1986 AUGUST 4, 1986
rev. MAY 23, 1986
JULY 15, 1986
AUG. 4, 1986

sheet title
COMMUNITY UNIT PLAN

project
WOODBRIDGE COMMERCIAL

sheet 1 of 1