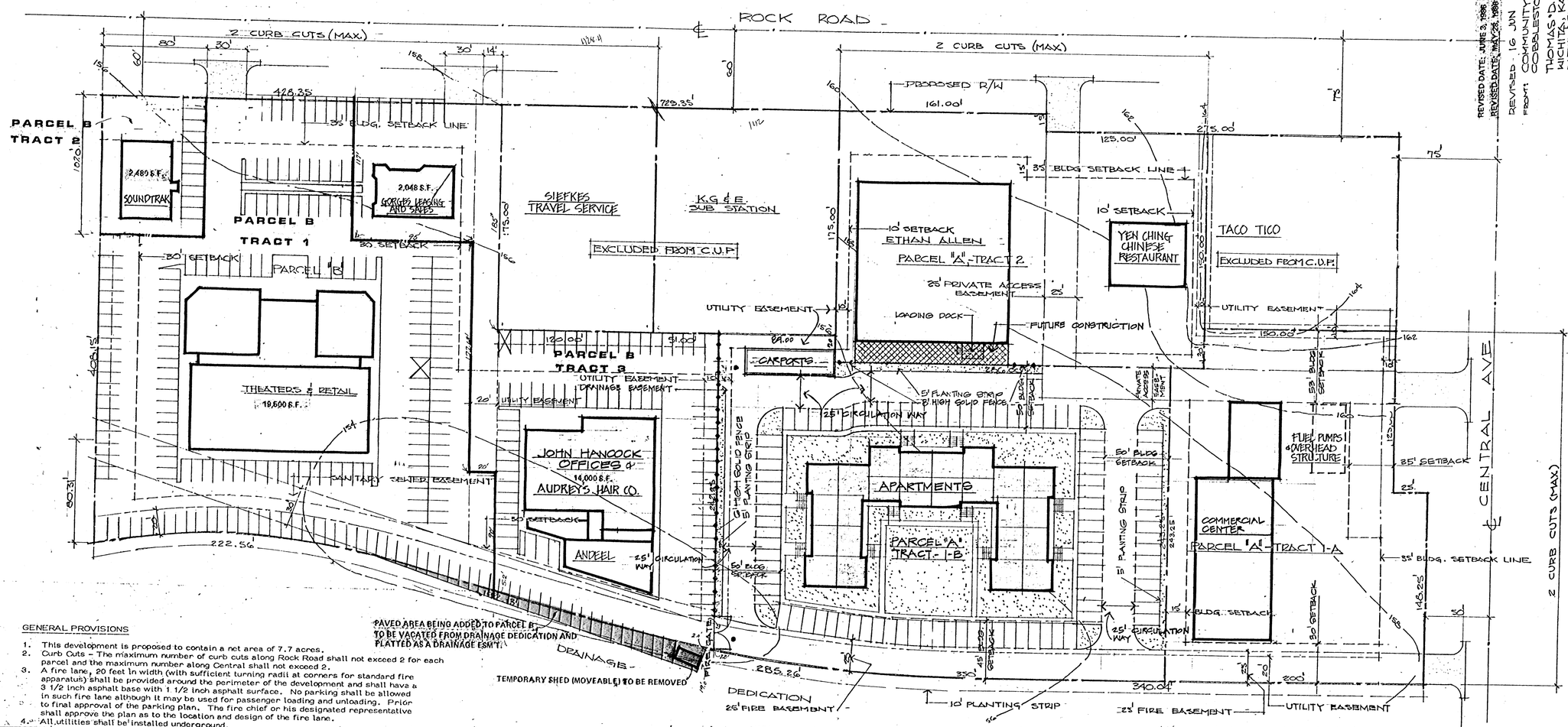

REVISED DATE: JUNE 3, 1986
REVISED DATE: MAY 26, 1986 BILL GAYONG DESIGN.
REVISED: 16 JUN 1976/REVISED 9/10/77
FROM: COMMUNITY UNIT PLAN
COBBLESTONE ALLEY
THOMAS D. JACOB, ARCHITECT
WICHITA, KANSAS
DATED & REVISED - 14 MAY 1974
REVISED: JUNE 27, 1986
Revised: 17 July 1986

Revised 30 Oct 86

GENERAL PROVISIONS

1. This development is proposed to contain a net area of 7.7 acres.
2. Curb Cuts – The maximum number of curb cuts along Rock Road shall not exceed 2 for each parcel and the maximum number along Central shall not exceed 2.
3. A fire lane, 20 feet in width (with sufficient turning radii at corners for standard fire apparatus) shall be provided around the perimeter of the development and shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in such fire lane although it 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 the location and design of the fire lane.
4. All utilities shall be installed underground.
5. Signs as permitted by Zoning Ordinance.
6. All lights shall be directed so as not to shine directly towards the properties to the east.
7. Parking ratio as required by Zoning Ordinance except that Parcel A, Tract 1-B shall contain a minimum of 1.5 spaces/D.U.
8. A planting screen as indicated on the plan shall be provided not less than 10 feet in width and shall be of such type and maintained in such a manner that it minimizes any nuisance of the commercial area to the adjacent residential area to the east. A landscape plan for the 10-foot planting area along the east property line, indicating the location, type, and specifications of planting materials, shall be submitted to the Planning Department and Maintenance-Flood Control Division of the Department of Public Works for approval prior to the issuance of any building permits on parcel A – Tract 1 and parcel B. The planting and maintenance of the 10-foot planting area along the east side is the responsibility of the owners of the adjacent parcels.
9. Siefkes Travel Serv. has been granted by private instrument access use of the north most curb cut in Parcel "B".
10. The private access easements on Parcel "A" – Tract 1 and Tract 2 are for the mutual benefit of Tract 1 and 2.
11. All structures shall be designed so as to eliminate the service and trash receptacle areas and the rear of the buildings facing directly toward the "AA" zoning district to the east. Should this not be possible, the rear side of the buildings and/or the service and trash areas shall be designed and screened to become an aesthetically intergrated part of the structure, with a 5 to 8 foot solid or semi-solid wall. A design plan for such screening shall be submitted to the Planning Department and the Central Inspection Division of the Department of Public Works for approval prior to the issuance of any building permits on Parcels "B" and "A" – Tract 1.
12. Construction on Parcel A Tract 1A, shall be limited to a single building.
13. An underground storm sewer with catch basins shall be provided in the easement between Parcel A and Parcel B, to provide for drainage of the KG&E substation, the Privy Shoppee, Parcel A, and adjacent areas of Parcel B, as determined by the Department of Public Works. Said storm sewer shall terminate in the drainage dedication east of the property.

CONTINUED

PARCEL A TRACT 1A

Total Net Area	52,776 S.F. (1.17A)
Maximum Building Coverage	14,000 S.F. (27.4%)
Maximum Building Height	40'
Maximum Gross Floor Area	20,000 S.F.
Building Setbacks: North	35'
South	15'
East	30'
West	53'

Proposed Use: Retail businesses; bakeries; banks; barbershops, beauty parlors; catering establishments; laundry or drycleaning; offices; printing shops; processing of foods; restaurants; shoe shops; studios; tailor shops; theatres or places of public entertainment.

PARCEL A TRACT 1B

Total Net Area	85,415 S.F. (1.9 Acres)
No. Dwelling Units	72
No. Dwelling Units per Acre	36.1
Area per Dwelling Unit	1,187 S.F.
Maximum Building Coverage	20,300 S.F. (25%)
Maximum Building Height	40' , 3 floors
Maximum Gross Floor Area	60,000 S.F.
Minimum Parking to be Provided	108 cars (1.5 per unit)
Building Setbacks: North	50'
South	50'
East	45'
West	50'

Carport at Southwest corner of site may be in set back area, up to easement line.
Proposed Use: Multifamily Dwelling Units

GENERAL PROVISIONS (CONTINUED)

14. FIRE GATE BETWEEN PARCELS 'A' AND 'B' SHALL BE OF A TYPE TO PREVENT NORMAL VEHICULAR CIRCULATION BUT SHALL HAVE A BREAK-AWAY LOCK FOR USE BY FIRE DEPARTMENT PERSONNEL.
15. NO OPENINGS SHALL BE PERMITTED IN EAST WALL OF BUILDING LOCATED ON SOUTH PORTION OF PARCEL 'A' TRACT 2.
16. PARCEL 'A', TRACT 1-B SHALL PROVIDE FOR SURFACE DRAINAGE OF WATER FROM PARCEL 'A', TRACT 2 TO THE STORM SEWER LOCATION.
17. A LANDSCAPE PLAN FOR THE 8 FOOT PLANTING STRIPS ON THE NORTH, WEST AND SOUTH LINES OF PARCEL 'A', TRACT 1-B SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT AND SUPERINTENDENT OF CENTRAL INSPECTION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON PARCEL 'A', TRACT 1-B.
18. PARKING - AS REQUIRED BY ORDINANCE FOR EACH PARTICULAR USE, HOWEVER, PARKING REQUIREMENTS PER TRACT MAY BE SATISFIED BY SHARED PARKING PROVIDING THE TOTAL PARKING OF PARCEL B BASED ON THE COMBINED USES AND THEIR REQUIREMENTS ARE SATISFIED. THIS CROSS-TRACT PARKING AGREEMENT IS CURRENTLY IN EFFECT THROUGH A SIGNED AGREEMENT BETWEEN OWNERS.

PARCEL A

PARCEL A TRACT 2

TOTAL NET AREA – 85,600 S.F. (1.97 ACRES)
MAXIMUM BUILDING COVERAGE – 18,800 S.F. (30%)
MAXIMUM BUILDING HEIGHT – 40'
MAXIMUM GROSS FLOOR AREA – 22,190 S.F.
BUILDING SETBACKS – NORTH – 50'
SOUTH – 45'
EAST – 15' AT NORTH END, 0' AT SOUTH END
WEST – 35'

PROPOSED USES: RETAIL BUSINESSES; BAKERIES; BANKS; BARBERSHOPS; BEAUTY PARLORS; CATERING ESTABLISHMENTS; LAUNDRY OR DRY CLEANING; OFFICES; PRINTING SHOPS; PROCESSING OF FOODS; RESTAURANTS; SHOE SHOPS; STUDIOS; TAILOR SHOPS; THEATRES OR PLACES OF PUBLIC ENTERTAINMENT.

PARCEL B

PARCEL B TRACT 1

TOTAL NET AREA – 52,816 S.F. (1.8 ACRES)
MAXIMUM BUILDING COVERAGE – 24,000 S.F. (30%)
MAXIMUM BUILDING HEIGHT – 60'
MAXIMUM GROSS FLOOR AREA – 72,000 S.F.
BUILDING SETBACKS – NORTH – 35'
SOUTH – 35'
EAST – 35'
WEST – 35'

PARKING – SEE GENERAL PROVISION NUMBER 18.

PROPOSED USES: RETAIL BUSINESSES; BAKERIES; BANKS; BARBERSHOPS; CATERING ESTABLISHMENTS; LAUNDRY OR DRY CLEANING; OFFICES; PRINTING SHOPS; PROCESSING OF FOOD; RESTAURANTS; SHOE SHOPS; STUDIOS; TAILOR SHOPS; THEATRES OR PLACES OF PUBLIC ENTERTAINMENT.

PARCEL B TRACT 2

TOTAL NET AREA – 8,800 S.F. (.20 ACRE)
MAXIMUM BUILDING COVERAGE – 4,125 S.F. (50%)
MAXIMUM BUILDING HEIGHT – 60'
MAXIMUM GROSS FLOOR AREA – 8,800 S.F.
BUILDING SETBACKS – NORTH – 35'
SOUTH – 35'
EAST – 35'
WEST – 35'

PARKING – SEE GENERAL PROVISION NUMBER 18.

PROPOSED USES: SAME AS PARCEL B TRACT 1.

PARCEL B TRACT 3

TOTAL NET AREA – 66,504 S.F. (1.5 ACRES)
MAXIMUM BUILDING COVERAGE – 16,626 S.F. (25%)
MAXIMUM BUILDING HEIGHT – 60'
MAXIMUM GROSS FLOOR AREA – 72,000 S.F.
BUILDING SETBACKS – NORTH – 50' AND 10'
SOUTH – 50'
EAST – 30'
WEST – 30'

PARKING – SEE GENERAL PROVISION NUMBER 18

PROPOSED USES: SAME AS PARCEL B TRACT 1 EXCEPT THAT ON THE WEST 110' OF THIS PARCEL "CORGES LEASING AND SALES AGENCY OFFICE" SHALL BE PERMITTED SUBJECT TO BZA APPROVAL. PORTABLE BUILDINGS ARE NOT PERMITTED.

SKETCH PLAN

Revision 17 July 1986 BG

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COMMUNITY UNIT PLAN

COBBLESTONE ALLEY wichita, kansas