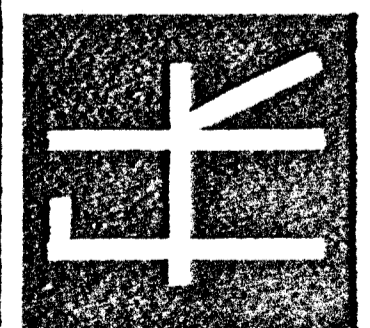
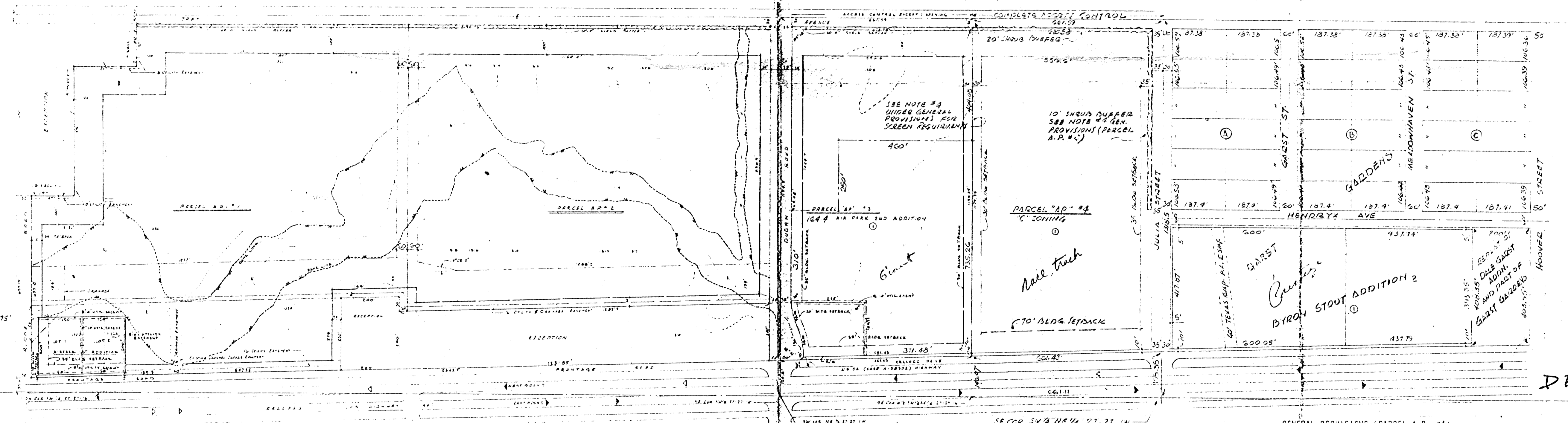


APPROVED
 1/11/73
 2/13/73
 J.H.D.
 J.H.S.

DP-2 File # 2



REVISIONS
 2/16/75
 DRAWN BY
 PARKER - J.E.
 CHECKED BY
 DATE
 7.3.04
 JOB NO.
 04-1125
 SHEET NO.
 OF



COMMUNITY UNIT PLAN
 OR
AIR PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE 1" = 200' 0"

- GENERAL PROVISIONS**
1. PROVIDE A MAXIMUM OF FOUR CURB CUTS ALONG RIDGE ROAD SUBJECT TO CITY APPROVAL.
 2. PROVIDE A MAXIMUM OF ONE CURB CUTS ALONG TAFT AVE. IN ADDITION TO DUGAN RD.
 3. NO SIGNS WILL BE LOCATED ALONG TAFT AVE.
 4. CONDITIONAL - AIVER OF PERMANENT SCREEN REQUIREMENT.

PARCEL A P #1

TOTAL AREA	1,409,194 SQ. FT.
MAXIMUM LAND COVERAGE - 30%	422,743 SQ. FT.
APPA. GROSS FLOOR AREA	1,770,000 SQ. FT.
BUILDING SET BACK LINE NORTH PROPERTY LINE	100 FEET
BUILDING SET BACK LINE SOUTH PROPERTY LINE	35 FEET
BUILDING SET BACK LINE EAST PROPERTY LINE	60 FEET
BUILDING SET BACK LINE WEST PROPERTY LINE	35-100 FEET
MAXIMUM HEIGHT	50 FEET
PARKING RATIO AS REQUIRED UNDER "C" ZONING	
PROPOSED USES UNDER "C" ZONING:	
SHOPPING CENTER	
RETAIL BUSINESS	
PROFESSIONAL OFFICES	
DRIVE-IN BANK	
SERVICE STATION	

PARCEL A P #2

TOTAL AREA	1,233,117 SQ. FT.
MAXIMUM LAND COVERAGE - 30%	369,935 SQ. FT.
APPA. GROSS FLOOR AREA	1,000,000 SQ. FT.
BUILDING SET BACK LINE NORTH PROPERTY LINE	100 FEET
BUILDING SET BACK LINE SOUTH PROPERTY LINE	30 FEET
BUILDING SET BACK LINE EAST PROPERTY LINE	35 FEET
BUILDING SET BACK LINE WEST PROPERTY LINE	60 FEET
MAXIMUM HEIGHT	50 FEET
PARKING RATIO AS REQUIRED UNDER "C" ZONING	
PROPOSED USES UNDER "C" ZONING:	
PROFESSIONAL OFFICES	
WAREHOUSING AND WHOLESALING	
LABORATORIES	
RETAIL BUSINESSES	

PARCEL A P #3

TOTAL AREA	718,892 SQ. FT.
MAXIMUM LAND COVERAGE - 30%	215,668 SQ. FT.
APPA. GROSS FLOOR AREA	800,000 SQ. FT.
BUILDING SET BACK LINE NORTH PROPERTY LINE	100 FEET
BUILDING SET BACK LINE SOUTH PROPERTY LINE	35 FEET
BUILDING SET BACK LINE EAST PROPERTY LINE	30 FEET
BUILDING SET BACK LINE WEST PROPERTY LINE	30 FEET
MAXIMUM HEIGHT	50 FEET
PARKING RATIO AS REQUIRED UNDER "C" ZONING	
PROPOSED USES UNDER "C" ZONING:	
MOTOR HOTEL, RESTAURANT AND PRIVATE CLUB	
RECREATIONAL CENTER	
WAREHOUSING AND RETAIL	
SERVICE STATION	

PARCEL A P #4

TOTAL AREA	708,728 SQ. FT.
MAXIMUM LAND COVERAGE - 30%	212,618 SQ. FT.
APPA. GROSS FLOOR AREA	800,000 SQ. FT.
BUILDING SET BACK LINE NORTH PROPERTY LINE	100 FEET
BUILDING SET BACK LINE SOUTH PROPERTY LINE	35 FEET
BUILDING SET BACK LINE EAST PROPERTY LINE	35 FEET
BUILDING SET BACK LINE WEST PROPERTY LINE	35 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "C" ZONING	
PROPOSED USES UNDER "C" ZONING:	
MOTOR HOTELS, RESTAURANTS AND PRIVATE CLUBS	
RECREATIONAL CENTER	
WAREHOUSING AND RETAIL BUSINESS	
SERVICE STATION AND DRIVE-IN BANK	
MINIATURE GOLF COURSE FACILITIES	
PROFESSIONAL OFFICES	
AUTOMOTIVE AGENCIES AND ASSOCIATED SERVICES	

TOTAL AREA	4,049,881 SQ. FT.
MAXIMUM LAND COVERAGE BY BUILDING - 30%	1,220,943 SQ. FT.