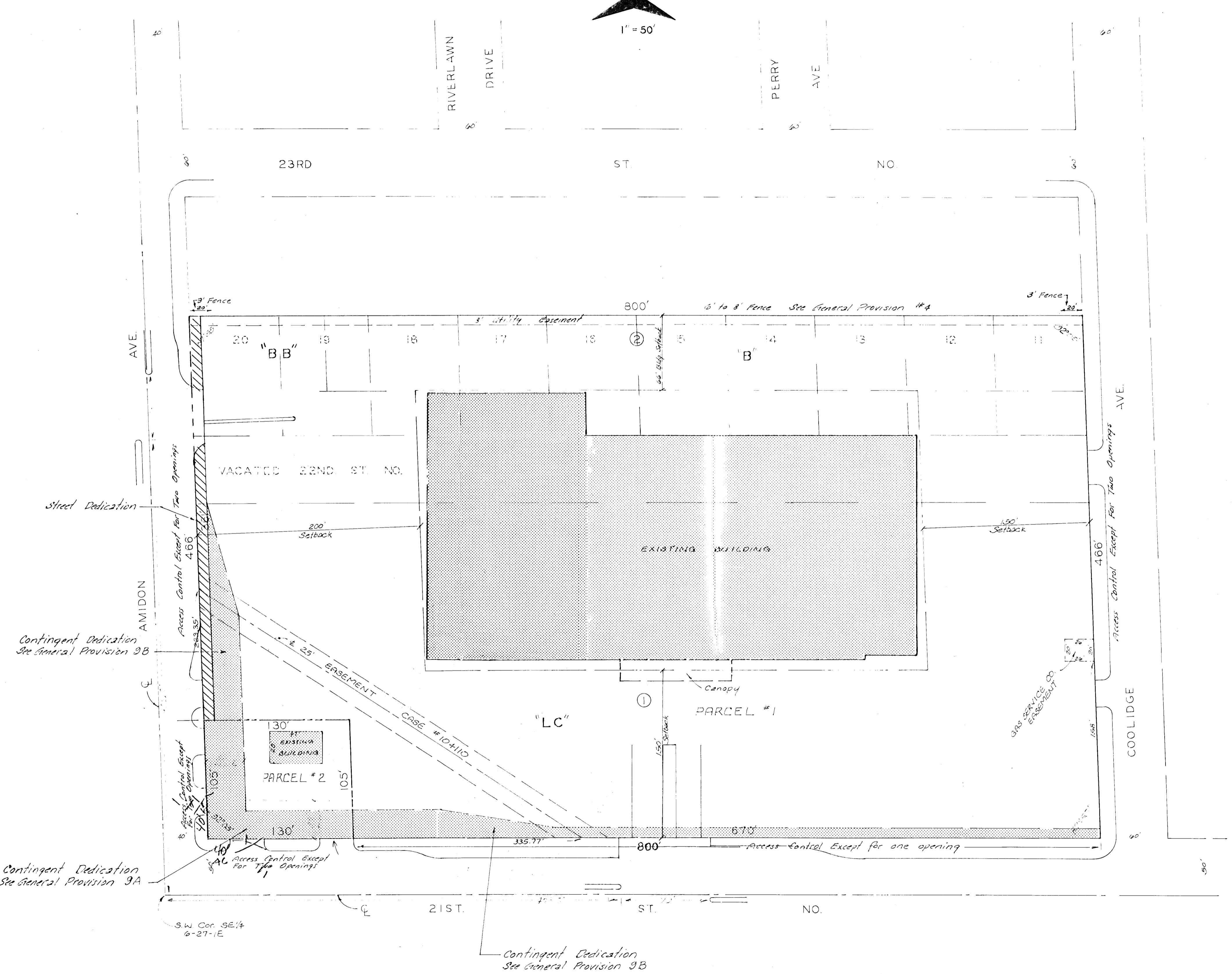


COMMUNITY UNIT PLAN FOR GARDNERS RIVERLAWN

NORTH

1" = 50'



GENERAL PROVISIONS

- Total Net Land Area 369,943 Sq. Ft. or 8.47 Acres
- Maximum Building Coverage shall not exceed 30% of the total net land area.
- Signs as permitted by zoning ordinance.
- A 6 to 8 foot high fence consisting of removable metal panels so designed as to prevent the passage of fire, fire embers and to prevent the blowing of debris shall be constructed along the north property line of Parcel #1. Said fence shall be required to 1 foot in height within twenty feet of Amidon and Coolidge and shall be so designed that the vertical supports shall be not less than 16 feet on center. The property owner shall be responsible for maintaining the fence in good repair and such obligation shall run with the land. Any relocation or reconstruction of the fence necessitated by its location within a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence shall constitute a violation of the C. U. P.
- Curb Cuts

Maximum number allowed to Amidon	4 points
Maximum number allowed to 21st Street	3 points
Maximum number allowed to Coolidge	2 points
- A fire lane, hard surfaced and twenty (20) feet minimum in width, shall be provided around all main structures constructed within parcels #1 and #2. Said fire lane shall have a 1/2 inch asphalt base with 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading. Prior to final approval of the parcel plan, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the fire lane.
- A lot grading plan of subject property shall be submitted to the Maintenance-Flood Control Office of the Department of Public Works. A letter obtained from the Assistant Superintendent of Public Works Maintenance approving said plan shall be submitted to the Planning Department prior to the issuance of any building permits.
- All utilities installed after the date of approval of this plan by the Board of City Commissioners shall be installed underground.
- Contingent Dedication
 - In the event the existing service station improvements located on the contingent dedication in parcel #2, are removed or substantially destroyed, the additional right-of-way as indicated on the plan shall become effective.
 - In the event that the contingent dedications located within parcel #1 are needed by the City of Wichita for fill, paving, installation of utilities, and other similar street uses, the additional right-of-way as indicated on the plan shall become effective.
- The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and according upon present owners, their successors and assigns.

PARCEL #1

Net Land Area 355,302 Sq. Ft. or 8.16 Acres
 Maximum Building Coverage shall not exceed 30% of the Net Land Area or 106,590 Sq. Ft.
 Maximum Gross Floor Area 159,885 Sq. Ft.
 Floor Area Ratio 45%
 Maximum Building Height 35 Feet
 Maximum Number of Buildings one
 Building Setbacks
 200 feet from Amidon
 130 feet from 21st Street
 130 feet from Coolidge
 66 feet from north property line
 Curb Cuts
 2 to Amidon
 1 to 21st Street
 2 to Coolidge
 The curb cut to 21st Street North and one curb cut to Amidon shall be designated and constructed to Major Approach Standards and shall be completed prior to the issuance of an occupancy permit for the proposed new use.
 Parking Ratio as per zoning ordinance
 Proposed Land Use Grocery - Department Store - Retail Auto Supply and Services
 Retail and personal service shops.

PARCEL #2

Net Land Area 14,641 Sq. Ft. or 0.31 Acres
 Maximum Building Coverage shall not exceed 30% of the Net Land Area or 4392 Sq. Ft.
 Maximum Gross Floor Area 6137 Sq. Ft.
 Floor Area Ratio 40%
 Maximum Building Height 20 Feet
 Maximum Number of Buildings One
 Building Setbacks
 33 feet from Amidon
 33 feet from 21st Street
 Curb Cuts
 2 to Amidon
 2 to 21st Street
 Parking Ratio as per zoning ordinance
 Proposed Land Use Liquor Store