

OLDE ENGLISH MANOR

"B" ZONING

TWENTY SECOND STREET

LAMSON

"R-6"

PARCEL 2

PARCEL 3

PARCEL 1

WOODLAWN

COMOTARA
"AA" ZONING

"BB"

TWENTY FIRST STREET

"LC" ZONING

"LC" ZONING

PLAZA TWENTY ONE

COMMUNITY UNIT PLAN

GENERAL

TOTAL GROSS ACRES = 7.4 +
NET ACRES = 6.98 + (EXCLUSIVE OF ADDITIONAL STREET DEDICATION INCLUDING THE CONTINGENT DEDICATION IN PARCEL NUMBER ONE.)

GENERAL PROVISIONS

1. CURB CUTS - THE MAXIMUM NO. OF CURB CUTS SHALL NOT EXCEED FOUR (4) ALONG WOODLAWN BLVD. & FOUR ALONG TWENTY FIRST STREET NORTH & ONE ALONG TWENTY SECOND STREET NORTH.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
4. DRAINAGE PROBLEMS WILL BE RESOLVED AT TIME OF PLATTING.
5. ADVERTISING SIGNS SHALL BE PERMITTED ALONG TWENTY-FIRST STREET AND WOODLAWN BLVD., NOT TO EXCEED 30 FEET IN HEIGHT NOR TO BE PLACED SO AS TO PROJECT OVER ANY STREET RIGHT-OF-WAY. NO BILL BOARD ADVERTISING OR ROOF SIGNS WILL BE ALLOWED.
6. PARKING RATIO - ONE SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA OR ONE (1) SPACE FOR EVERY THREE (3) EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, WHICHEVER IS THE GREATER.
7. SCREENING AND LANDSCAPING:

A PLANTING SCREEN AS INDICATED ON THE PLAN SHALL BE PROVIDED OF LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD, OR IF APPLICABLE, A SOLID 18" HIGH SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH SHALL BE CONSTRUCTED IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO TWENTY-SECOND STREET NORTH OR WOODLAWN BLVD.

8. A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING SCREEN AND SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
9. A FIRE LANE, HARD SURFACED AND (20) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NUMBER TWO (2) SAID FIRE LANE SHALL HAVE A 3 1/2 INCH ASPHALT BASE WITH 1 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 PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.
10. CONTINGENT DEDICATION (PARCEL NUMBER ONE)
IF AND WHEN THE EXISTING SERVICE STATION IMPROVEMENTS LOCATED IN THE CONTINGENT DEDICATION ARE REMOVED, OR SUBSTANTIALLY DESTROYED, THE ADDITIONAL TWENTY-FIVE (25) FEET OF RIGHT-OF-WAY, AS INDICATED ON THE PLAN, SHALL BECOME EFFECTIVE.
11. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCELERATED LANES ALONG TWENTY-FIRST STREET AND WOODLAWN.

12. EXISTING SANITARY SEWER:

IT WILL BE RESOLVED AT THE TIME OF PLATTING IF THE LOCATION OF THE EXISTING SANITARY SEWER LINES WILL EFFECT DEVELOPMENT OF PARCEL NUMBER TWO. IF DEVELOPMENT SHOULD BE EFFECTED BY THE PRESENT LOCATION, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF NEW LINES TO SERVE THE PRESENT SERVICE AREA. IF DEVELOPMENT IS NOT EFFECTED BY THE PRESENT LOCATION OF SAID LINES, PROPER EASEMENTS WILL BE GIVEN AT TIME OF PLATTING.

13. THE NUMBER OF BUILDINGS ON PARCEL NUMBER TWO SHALL NOT EXCEED FIVE (5); PROVIDED HOWEVER, NO MORE THAN THREE BUILDINGS MAY BE LOCATED WITHIN 200 FEET OF THE SOUTH & EAST PROPERTY LINES.

14. SCREENING WALL

CONSTRUCT A FIVE (5) FOOT HIGH CONCRETE WALL ADJACENT TO LOTS 4 & 5 BANK 1, 2 & 3 ADJACENT TO CEMETERY PLANTINGS.

PARCEL DESCRIPTIONS:

PARCEL - 1

PROPOSED USE - AUTOMOTIVE, FINANCIAL, AND OTHER SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS.

GROSS AREA - 0.52 ± ACRES
NET AREA - 0.38 ± ACRES, OR 15,825 SQUARE FEET
(NET AREA DOES NOT INCLUDE CONTINGENT DEDICATION)
MAXIMUM BUILDING COVERAGE - 30% OR 4,888 SQUARE FEET
FLOOR AREA RATIO - .45
MAXIMUM GROSS FLOOR AREA - 7,031 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL - 2

PROPOSED USE - SHOPPING CENTER AND/OR OFFICES, PROFESSIONAL, PERSONAL SERVICES, COMPARISON AND CONVENIENCE SHOPPING, RESTAURANTS EXCEPT THOSE WHERE CARRY-OUT FOOD SERVICE IS THE PRINCIPAL BUSINESS.

GROSS AREA - 8.88 ± ACRES
NET AREA - 6.82 ± ACRES, OR 288,367 ± SQUARE FEET
MAXIMUM BUILDING COVERAGE - 30% OR 86,510 SQUARE FEET
FLOOR AREA RATIO - 139,786 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL # 3

PROPOSED USE - OFFICES, PROFESSIONAL/PERSONAL SERVICES, RETAIL SALES, CONVENIENCE SHOPPING, RESTAURANTS, EXCEPT THOSE WHERE CARRY-OUT FOOD SERVICE IS THE PRINCIPAL BUSINESS.

GROSS AREA - 0.603 ± ACRES
NET AREA - 26,500 SQ. FT.
MAXIMUM BUILDING COVERAGE - 35% = 9,257 SQ. FT.
FLOOR AREA RATIO - 40% = 10,600 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35'

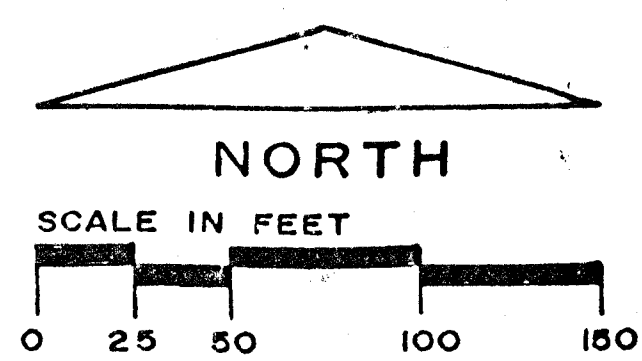
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DESIGNED BY: ROSSON, HANLEY & ASSOCIATES
DRAWN BY: ROSSON, HANLEY & ASSOCIATES
CHECKED BY: ROSSON, HANLEY & ASSOCIATES
PROJECT: PLAZA TWENTY ONE COMMUNITY UNIT PLAN
DATE: JUNE 25, 1973
SHEET NUMBER: 1 OF 1

oblinger-smith corporation

Consultants in Planning
Design and Development
625 First National Bank Building
Wichita, Kansas 67202



BEAUMONT ST.



CONTOURS: 1-FOOT INTERVALS
CITY DATUM ELEVATIONS - SEPT. 1966

REVISIONS
BY: WILEY
DATE: 7-17-73

DESIGNER: G. WILEY

ENGINEERING TECHNICIAN: E. DAVIS

CHECKED BY: G. WILEY

SHEET TITLE: C. U. P.

DATE: JUNE 25, 1973