



JAMESBURG PARK

COMMUNITY UNIT PLAN

MOHRING & ASSOCIATES
CONSULTING ENGINEERS
WICHITA

N

1" = 100'

GENERAL

TOTAL NET AREA = 6.46 AC.± (EXCLUSIVE OF PUBLIC STREET R/W)

PARCELS ONE (1) AND TWO (2) ARE PROPOSED TO BE LIGHT COMMERCIAL.

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO 21ST ST. SHALL BE LIMITED TO FOUR OPENINGS, TWO (2) FROM PARCEL ONE (1), TWO (2) FROM PARCEL TWO (2). ACCESS TO TYLER ROAD SHALL BE LIMITED TO FOUR (4) OPENINGS, TWO (2) EACH TO PARCELS ONE (1) AND TWO (2).
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCELS ONE (1) AND TWO (2) ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
5. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
6. APPROPRIATE FIRE LANE EASEMENTS FOR PARCEL TWO (2) WILL BE CONSIDERED AT THE TIME OF PLATTING AND MORE SPECIFICALLY DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3½ INCH ASPHALT BASE WITH 1-1½ INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSANGER LOADING AND UNLOADING.
7. SCREENING AND LANDSCAPING: A PLANTING SCREEN, AS INDICATED IN PARCEL TWO (2), SHALL BE PROVIDED WITH TREES, GRASS AND 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. FAILURE TO PROPERLY MAINTAIN THE PLANTING SCREEN SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE INSTALLED ALONG THE SOUTH AND WEST LINES OF PARCEL TWO (2).
8. A LANDSCAPE PLAN FOR THE PLANTING SCREEN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL TWO (2).

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - AUTOMOTIVE (EXCLUDING THE SALE OF NEW OR USED CARS), FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

NET AREA - 0.92 AC. ±
MAXIMUM BUILDING COVERAGE - 30% OR 12,000 SQ. FT.
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 16,000 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDING - ONE (1)

PARCEL TWO

PROPOSED USE - SHOPPING CENTER AND/OR FINANCIAL, OFFICES, PROFESSIONAL, PERSONAL SERVICES, AND RESTAURANT/SUPPER CLUBS AND SPECIFICALLY EXCLUDING FAST FOOD/CARRY-OUT ESTABLISHMENTS AND AUTOMOTIVE USES.

NET AREA - 5.54 AC. ±
MAXIMUM BUILDING COVERAGE - 30% OR 72,430 SQ. FT.
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 96,574 SQ. FT.
MAXIMUM BUILDING HEIGHT - 55 FEET
MAXIMUM NUMBER OF BUILDING TWO (2)