

GENERAL
 Total Gross Acres = 38.41
 Total Net Acres = 28.75* (Exclusive of public streets, drainage R/W and contingent street dedication.)

- GENERAL PROVISIONS**
- CURB CUTS:** The maximum number of curb cuts shall not exceed four (4) along Lincoln, nine (9) along Oliver, one (1) along Harry, and four (4) along Bleckley. The northernmost curb cut to Bleckley, as indicated on the plan, shall be maintained as an emergency access and will be chained, at the entrance, with a break-a-way lock. Two (2) curb cuts to Oliver and one (1) curb cut to Lincoln shall be constructed to major entrance standard.
 - All utilities shall be installed underground.
 - Minimum building setbacks as indicated on the plan. Provided further, however, permits shall be permitted by the City of Wichita for remodeling, maintenance and repair of existing structures located beyond the building setbacks as shown. Such maintenance and repair, and any structural alterations which may be permitted, are those necessary to maintain the buildings or structures in good condition. Any proposed additions to buildings' non-conformity as to setback from any street right-of-way, and shall first be approved by the Superintendent of Central Inspection and the Director of Planning.
 - DRAINAGE:** At the time of platting, the applicant shall guarantee the channel improvements from the vacated Boston Street bridge southerly to Harry. All improvements shall be installed in accordance with items 2, 4, 5 and 9 of Restrictive Covenants recorded in Misc. Book 485, Page 128. In addition to the above, storm sewer and site drainage problems will be reviewed at the time of replatting.
 - ADVERTISING SIGNS AS PERMITTED BY ZONING DISTRICT:** Advertising signs shall not be permitted north of Battin Avenue on Bleckley. No billboard advertisement shall be allowed.
 - Parking ratio shall be in accordance with Section 28.04.141 of the code of the City of Wichita.
 - SCREENING AND LANDSCAPING:** A planting screen, as indicated on Parcel Two (2), 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. 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.
 If Parcel Two (2) is developed residential, as indicated in "Alternate Parcel Two (2)", the planting screen along Bleckley will not be required.
 The existing development in Parcel One (1) along Oliver and vacated Glendale does not permit screening as required by Commercial C.U.P.'s. Since this development was constructed prior to community unit plan regulations, no planting screen will be mandatory.
 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 constructed where Parcel One (1) abuts a residential district, and also along Bleckley should the storage area, service area, or rear of the building(s) face directly into a residential district.
- A landscape plan prepared by a landscape architect for the planting screen in Parcel Two (2), indicating the type, location and specification of plant materials, shall be submitted to the Planning Department for their review and approval prior to the issuance of a Building Permit(s) for Parcel Two (2).
 - A fire lane, hard surfaced and twenty-four (24) feet minimum in width, shall be provided around all new main structures to be constructed within Parcels One (1) and 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. Existing fire lanes to be maintained as previously approved.
- 10. CONTINGENT DEDICATION:**
- In the event the existing service station improvements located in the contingent dedication in Parcel No. 1 are removed or substantially destroyed, the additional right-of-way as indicated on the plan shall become effective.
 - After the expiration of the current lease that expires January 11, 1992, in the event the existing bank improvements, located in the contingent dedication in Parcel No. 1, are removed or substantially destroyed, the additional right-of-way as indicated on the plan shall become effective.
 To provide the additional right-of-way prior to the expiration of the current lease the owners of the bank improvements would have to be agreeable to the dedication.
- 11.** At such time as the bank improvements are removed at the northeast corner of vacated Glendale and Oliver, the Owner(s) of Parcel One (1) shall be responsible for the installation of a continuous third lane on Oliver from vacated Glendale north to the existing service station.
- 12.** The maximum number of buildings for Parcel One (1) shall not exceed fifteen (15). The maximum number of buildings for Parcel Two (2) shall not exceed seven (7).

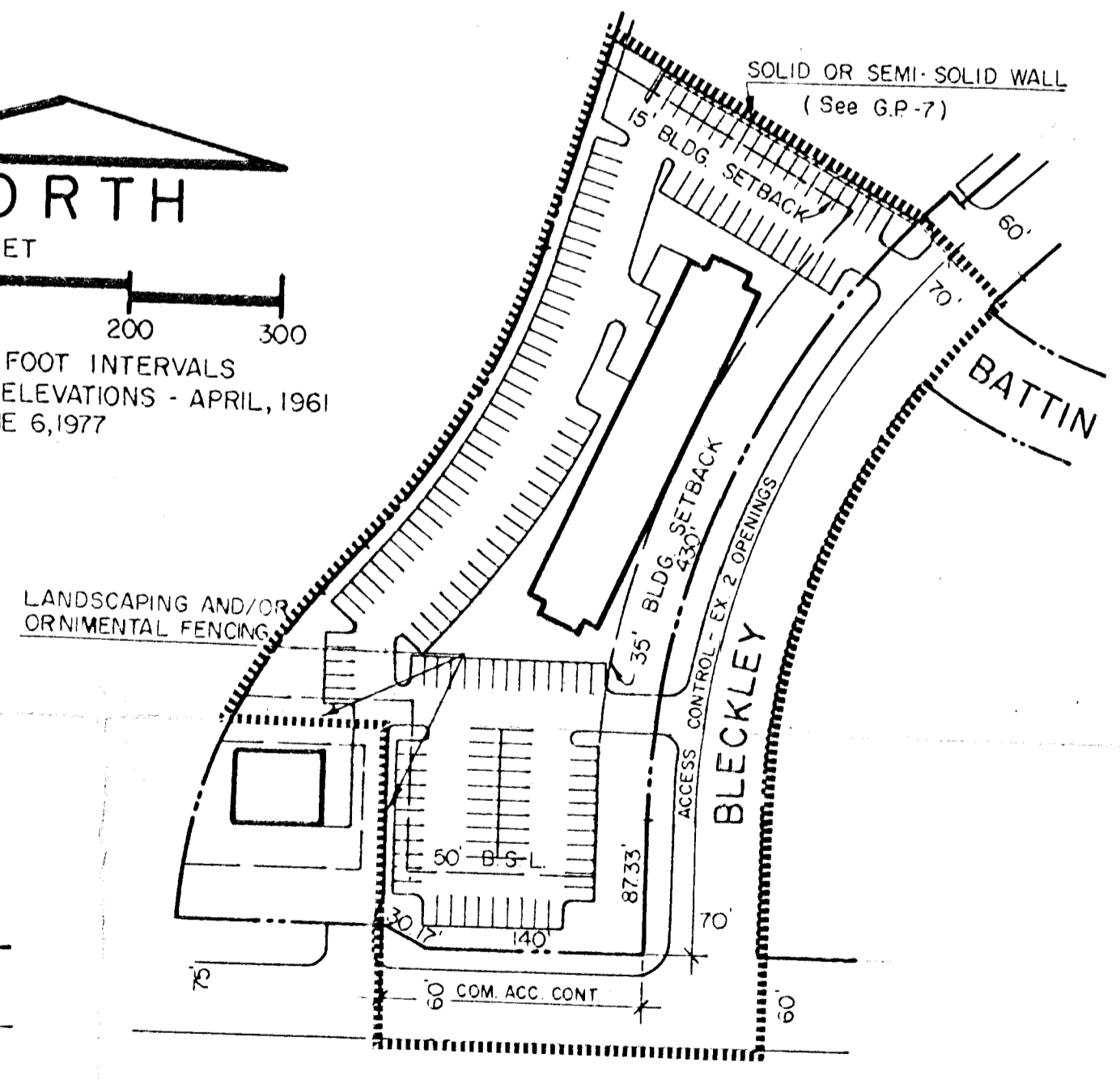
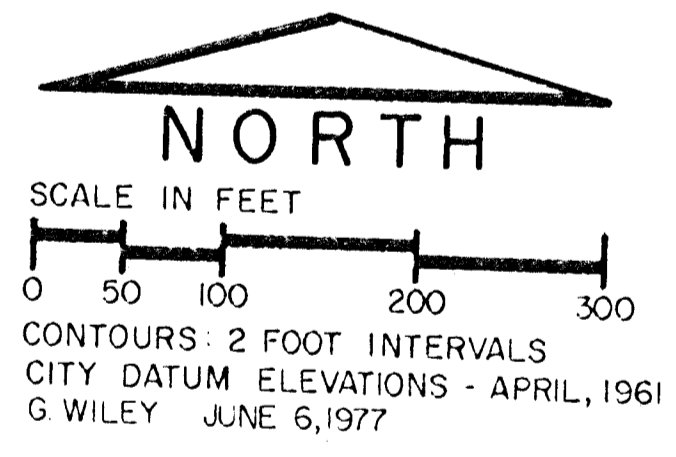
PARCEL DESCRIPTIONS

PARCEL - ONE
 Proposed Use - Shopping Center and/or Financial, Offices, Professional, Personal Services, Automotive, Carry-Out Food Services, Comparison and Convenience Shopping.
 Gross Area = 31.7 Acres*
 Net Area = 26.23 Acres*, or 1,142,600 Square Feet +
 Maximum Building Coverage = 30% or 342,780 Square Feet +
 Floor Area Ratio = .45
 Maximum Gross Floor Area = 514,170 Square Feet +
 Maximum Building Height = 55 Feet.

PARCEL - TWO
 Proposed Use - Automotive, Offices, Professional, Personal Services, Comparison and Convenience Shopping, and Multi-Family Dwellings.
 Gross Area = 3.7 Acres*
 Net Area = 2.52 Acres*, or 109,700 Square Feet.
 Maximum Building Coverage = 30% or 32,310 Square Feet.
 Floor Area Ratio = .40
 Maximum Gross Floor Area = 43,880 Square Feet.
 Maximum Building Height = 35 Feet.
 Residential (No Ground Floor shall be permitted)
 Maximum number of D.U.'s = 48
 Parking Ratio = 1.5/D.U.

ALTERNATE PARCEL - TWO
 Proposed Use - High-Rise Apartment
 Gross Area = 3.7 Acres +
 Net Area = 2.52 Acres*, or 109,700 Square Feet.
 Net Area = 2.52 Acres*, or 109,700 Square Feet.
 Density = 50 D.U./Net Acre or 126 D.U.'s
 Parking Ratio = 1.25/D.U.

NOTE: If Alternate Parcel 2 is developed in such a manner that the total site is not utilized for residential uses, the balance may be utilized for uses permitted in Parcel 2, subject to review and approval of the Planning Department.



PARKLANE COMMUNITY UNIT PLAN AMENDED

PREPARED BY: OBLINGER - SMITH CORPORATION

REVISED AND REDRAWN BY: PROFESSIONAL ENGINEERING CONSULTANTS, PA.

