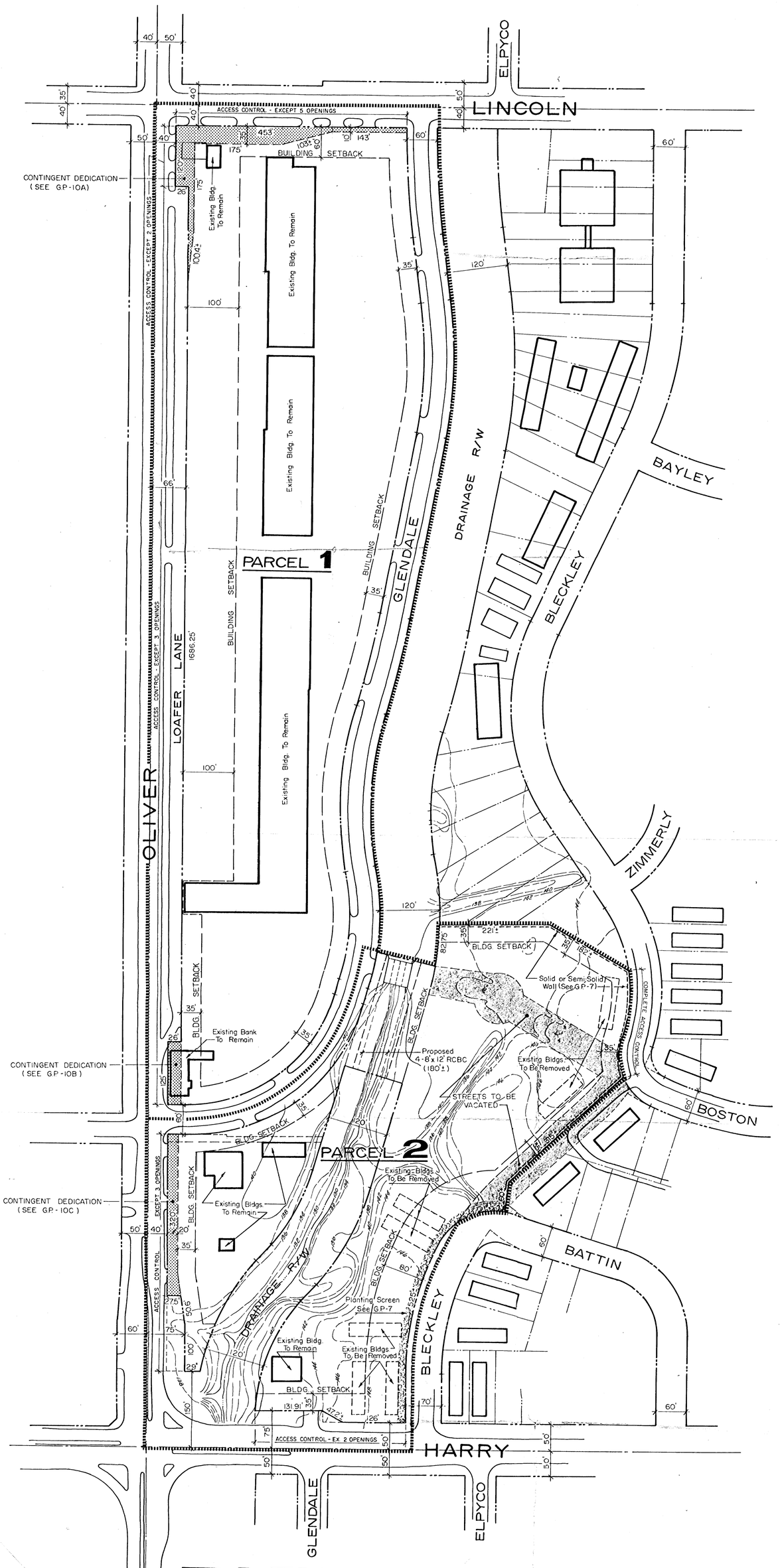

GENERAL

TOTAL GROSS ACRES = 37.0±
NET ACRES = 26.4± (INCLUDES PROPOSED VACATED STREET AND DRAINAGE RIGHT-OF-WAY, BUT IS EXCLUSIVE OF REMAINING DRAINAGE R/W AND ADDITIONAL STREET DEDICATION, INCLUDING THE CONTINGENT DEDICATION.)

GENERAL PROVISIONS

1. CURB CUTS
   THE MAXIMUM NUMBER OF CURB CUTS SHALL NOT EXCEED 5 ALONG LINCOLN, 8 ALONG OLIVER, (3 FROM LOAFER LANE, 2 DIRECTLY FROM PARCEL ONE (1), AND 3 DIRECTLY FROM PARCEL TWO (2)), AND 2 ALONG HARRY. THERE SHALL BE COMPLETE ACCESS CONTROL ALONG BLECKLEY NORTH OF BOSTON AS INDICATED ON THE PLAN.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3. 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 EXISTING BUILDINGS OR STRUCTURES LOCATED BEYOND SAID SETBACKS, SHALL NOT INCREASE THE 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.

4. DRAINAGE
   AT THE TIME OF REPLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF THE PROPOSED REINFORCED CONCRETE BOX CULVERT AND CHANNEL IMPROVEMENTS FROM THE PROPOSED R.C. B.C. SOUTHERLY TO HARRY.

5. ADVERTISING SIGNS SHALL BE PERMITTED ALONG LINCOLN, OLIVER, GLENDALE, HARRY AND BLECKLEY, (SOUTH OF BATTIN), NOT TO EXCEED 30 FEET IN HEIGHT NOR TO BE PLACED SO AS TO PROJECT OVER ANY STREET RIGHT-OF-WAY. NO BILLBOARD ADVERTISEMENT SHALL 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 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. 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 TWO 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.

   THE EXISTING DEVELOPMENT IN PARCEL ONE (1) ALONG OLIVER AND 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.

8. A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING SCREEN, AS INDICATED IN PARCEL TWO (2), AND SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING(S) PERMIT(S).

9. A FIRE LANE, HARD SURFACED AND TWENTY (20) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL NEW STRUCTURES TO BE CONSTRUCTED WITHIN PARCELS ONE (1) AND (2). SAID FIRE LANE SHALL HAVE A 3½ INCH ASPHALT BASE WITH 1½ 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
    A. AFTER THE EXPIRATION OF THE CURRENT LEASE, IF AND WHEN THE EXISTING SERVICE STATION IMPROVEMENTS LOCATED IN THE CONTINGENT DEDICATION IN PARCEL ONE (1) ARE REMOVED, OR SUBSTANTIALLY DESTROYED, THE ADDITIONAL RIGHT-OF-WAY, AS INDICATED ON THE PLAN, SHALL BECOME EFFECTIVE.
    B. AFTER THE EXPIRATION OF THE CURRENT LEASE, IF AND WHEN THE EXISTING BANK IMPROVEMENTS LOCATED IN THE CONTINGENT DEDICATION IN PARCEL ONE (1) ARE REMOVED, OR SUBSTANTIALLY DESTROYED, THE ADDITIONAL RIGHT-OF-WAY, AS INDICATED ON THE PLAN, SHALL BECOME EFFECTIVE.
    C. THE CONTINGENT DEDICATION IN PARCEL TWO (2), AS INDICATED ON THE PLAN, SHALL BECOME EFFECTIVE WHEN EXISTING LEASES FOR THE SHOE STORE/FINANCIAL CENTER AND CARRY-OUT RESTAURANT EXPIRE AND NEW LEASES ARE NEGOTIATED.

11. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE RECONSTRUCTION OF THE INTERSECTION OF BLECKLEY AT BOSTON AND WIDENING OF BLECKLEY FROM BATTIN SOUTH TO HARRY, AS INDICATED ON THE PLAN.

12. THE NUMBER OF BUILDINGS IN PARCEL ONE (1) SHALL NOT EXCEED SIX (6), AND THE NUMBER OF BUILDINGS IN PARCEL TWO (2) SHALL NOT EXCEED SEVEN (7).

PARCEL DESCRIPTIONS

PARCEL - ONE

PROPOSED USE - SHOPPING CENTER AND/OR FINANCIAL, OFFICES, PROFESSIONAL, PERSONAL SERVICES, COMPARISON AND CONVENIENCE SHOPPING.
GROSS AREA = 22.9 ACRES±
NET AREA = 16.5 ACRES±, OR 719,200 SQUARE FEET±
(NET AREA DOES NOT INCLUDE CONTINGENT DEDICATION)
MAXIMUM BUILDING COVERAGE = 30% OR 215,760 SQUARE FEET±
FLOOR AREA RATIO = .45
MAXIMUM GROSS FLOOR AREA = 323,640 SQUARE FEET±
MAXIMUM BUILDING HEIGHT = 55 FEET

PARCEL - TWO

PROPOSED USE - AUTOMOTIVE, OFFICES, PROFESSIONAL, PERSONAL SERVICES, CARRY-OUT FOOD SERVICES, COMPARISON AND CONVENIENCE SHOPPING.
GROSS AREA = 14.1 ACRES±
NET AREA = 9.9 ACRES± OR 431,400 SQUARE FEET±
(NET AREA DOES NOT INCLUDE CONTINGENT DEDICATION OR DRAINAGE RIGHT-OF-WAY, BUT DOES INCLUDE THE PROPOSED VACATED STREETS AND DRAINAGE RIGHT-OF-WAY.)
MAXIMUM BUILDING COVERAGE = 30% OR 129,420 SQUARE FEET±
FLOOR AREA RATIO = .45
MAXIMUM GROSS FLOOR AREA = 194,130 SQUARE FEET±
MAXIMUM BUILDING HEIGHT = 35 FEET

NORTH
SCALE IN FEET
0 50 100 200 300
CONTOURS: 2-FOOT INTERVALS
CITY DATUM ELEVATIONS - APRIL, 1961

PARKLANE COMMUNITY UNIT PLAN

oblinger-smith corporation
Consultants in Planning
Design and Development
625 First National Bank Building
Wichita, Kansas 67202

PROJECT	SHEET TITLE	DESIGNER	REVISIONS
PARKLANE COMMUNITY UNIT PLAN	C.U.P.	G. WILEY	BY DATE
SHEET NUMBER 1 OF 1 SHEETS	DATE OCT. 17, 1973	ENGINEERING TECHNICIAN	
		CHECKED BY	