

GENERAL
 TOTAL GROSS ACRES = 108.54
 NET ACRES (EXCLUSIVE OF STREETS) = 90.36 ±

COMMERCIAL & OFFICE
 GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
 40.01 ± GROSS ACRES
 34.92 ± NET ACRES OR 1,521,115 SQUARE FEET
2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS FOR PARCELS 1, 2, AND 3 ALONG WOODLAWN SHALL NOT EXCEED TWO (2) FOR EACH PARCEL, FOR A TOTAL OF SIX (6); AND THE NUMBER OF CURB CUTS FOR PARCELS 4 AND 5 ALONG 21ST STREET SHALL NOT EXCEED TWO (2) FOR EACH PARCEL, FOR A TOTAL OF FOUR (4). A MINIMUM OF ONE CURB CUT ON BOTH 21ST STREET AND WOODLAWN, INTO PARCEL TWO, SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY REQUIREMENTS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AT THE TIME OF PLATTING, A DRAINAGE PLAN, LOCATION AND SIZE OF REQUIRED DRAINAGE EASEMENTS, WILL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AREA.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
6. PLANTING SCREENS, AS INDICATED ON THE PLAN, SHALL BE PROVIDED AND MAINTAINED OF LOW SHRUBBERY AND TREES NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY USE/ABUSE OF THE COMMERCIAL AND OFFICE AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING SCREENS, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR PARCELS ONE (1), TWO (2), AND THREE (3).
 A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, EXCLUDING WOOD AND WOVEN WIRE, SHALL BE SUBSTITUTED FOR THE PLANTING SCREEN WITHIN PARCEL TWO (2) WHERE THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT.
 NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
7. A FIRE LANE, HARD SURFACED AND TWENTY (20) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL TWO (2). SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3/4 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 LANES.
8. SIGNS FOR PARCELS ONE, TWO, AND THREE, AS PERMITTED BY THE ZONING DISTRICT.
9. BUILDING SETBACKS ALONG THE 40FOOT CONTINENTAL PIPELINE EASEMENT WILL BE DETERMINED AT THE TIME OF PLATTING. ALL PAVING OVER THE PIPELINE EASEMENT SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY AND ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA. PARCELS ONE, TWO, THREE, FOUR AND SEVEN (7) SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
10. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCELERATION-DECELERATION LANES ALONG 21ST STREET AND WOODLAWN.

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 - 1.74 ± ACRES
 NET AREA - 0.72 ± ACRES OR 40,085 ± SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,025 ± SQUARE FEET
 FLOOR AREA RATIO - .30
 MAXIMUM GROSS FLOOR AREA - 12,025 ± SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL - 2**
 PROPOSED USE - SHOPPING CENTER AND/OR OFFICES, PROFESSIONAL, PERSONAL SERVICES, COMPARISON AND CONVENIENCE SHOPPING, AND PARKING.
 GROSS AREA - 50.00 ± ACRES
 NET AREA - 19.02 ± ACRES OR 828,511 ± SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 248,503 ± SQUARE FEET
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 331,004 ± SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED SIX (6)
- PARCEL - 3**
 PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACUTE CARE FACILITIES, AND PERSONAL SERVICES AS PERMITTED BY THE ZONING ORDINANCE, AND PARKING.
 GROSS AREA - 17.38 ± ACRES
 NET AREA - 14.98 ± ACRES OR 652,928 ± SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 195,759 ± SQUARE FEET
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 261,011 ± SQUARE FEET
 MAXIMUM BUILDING HEIGHT - IN ACCORDANCE WITH SECTION 28.04.080-B OF THE CODE OF THE CITY OF WICHITA

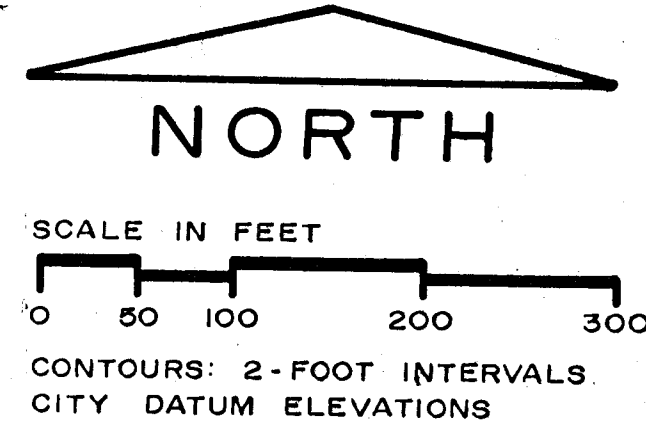
RESIDENTIAL
 GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
 68.49 ± GROSS ACRES
 55.44 ± NET ACRES
 THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 12.4 D.U.'S PER NET ACRE OR A TOTAL OF 687 DWELLING UNITS, AND PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:
 SINGLE FAMILY PATIO HOMES, ONE, TWO, THREE AND FOUR FAMILY DWELLINGS, GARDEN APARTMENTS, TOWN HOUSES, WITH RELATED COMMUNITY ACTIVITY CENTERS AND RECREATIONAL FACILITIES.
2. ACCESS CONTROL TO 21ST STREET IS AS INDICATED ON THE PLAN.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. DRAINAGE PROBLEMS WILL BE RESOLVED AT TIME OF PLATTING.
5. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN.
6. SIGNS FOR PARCELS FOUR, FIVE, SIX, AND SEVEN AS PERMITTED BY THE ZONING DISTRICT.
7. A HOMES' ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE FINAL PLAT(S) FOR PARCELS 4, 5, 6, & 7 PROVIDED THE DWELLING UNITS ARE TO BE OWNER OCCUPIED.
8. ALL STREETS AND CIRCULATION WITHIN PARCELS 4, AND 5, AS SHOWN ON THE PLAN, ARE TO BE PRIVATE. THE PRIVATE STREET SYSTEM SHALL BE HARD SURFACED AND 24 FEET MINIMUM IN WIDTH. SAID STREET SYSTEM SHALL BE CONSTRUCTED TO A MINIMUM OF A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE. PRIOR TO FINAL APPROVAL OF THE CIRCULATION SYSTEM, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN.

PARCEL DESCRIPTIONS

- PARCEL - 4**
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS.
 GROSS AREA - 14.86 ACRES ±
 NET AREA - 12.57 ACRES ±
 MAXIMUM BUILDING HEIGHT - 35 FEET
 DENSITY - GARDEN APARTMENTS - 22 D.U.'S/NET ACRE OR 272 DWELLING UNITS.
 TOWNHOUSES - 14 D.U.'S/NET ACRE OR 124 DWELLING UNITS.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED)
- PARCEL - 5**
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS.
 GROSS AREA - 11.8 ACRES ±
 NET AREA - 9.35 ACRES ±
 MAXIMUM BUILDING HEIGHT - 35 FEET
 DENSITY - GARDEN APARTMENTS - 22 D.U.'S/NET ACRE OR 205 DWELLING UNITS.
 TOWNHOUSES - 10 D.U.'S/NET ACRE OR 94 DWELLING UNITS.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED)
- PARCEL - 6**
 PROPOSED USE - TOWNHOUSES, AND/OR CLUSTERED DETACHED DWELLINGS WITHIN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
 GROSS AREA - 17.39 ACRES ±
 NET AREA - 14.24 ACRES ±
 MAXIMUM BUILDING HEIGHT - 35 FEET
 DENSITY - 8.0 D.U.'S/NET ACRE OR 85 DWELLING UNITS.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED)
- PARCEL - 7**
 PROPOSED USE - SINGLE FAMILY PATIO HOMES, AND/OR TOWNHOUSES, AND RELATED COMMUNITY ACTIVITY CENTERS.
 GROSS AREA - 24.24 ACRES ±
 NET AREA - 19.48 ACRES ±
 MAXIMUM BUILDING HEIGHT - 35 FEET
 DENSITY - PATIO HOMES - 4.2 D.U.'S/NET ACRE OR 82 DWELLING UNITS.
 TOWNHOUSES - 6.0 D.U.'S/NET ACRE OR 127 DWELLING UNITS.
 BUILDING SETBACKS (UNLESS OTHERWISE INDICATED)
 FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE FIVE (5) FEET.
 REAR YARD - REAR YARD SETBACKS WHEN ARE EITHER ATTACHED OR DETACHED, AND ARE FRONT LOAD FROM THE STREET, SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY.
 SIDE YARD - SIDE YARD SETBACKS SHALL BE ZERO (0) FEET OR A MINIMUM OF FIVE (5) FEET, AND, IF NO SIDE YARD, SHALL SEPARATE STRUCTURES BE PERMITTED CLOSER TO EACH OTHER THAN TEN (10) FEET.
 REAR YARD - NO REAR YARD SETBACK SHALL BE REQUIRED.
 PARKING RATIO - 2.0/D.U.

NORTHBOROUGH COMMUNITY UNIT PLAN



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

PROJECT
NORTHBOROUGH C. U. P.
 SHEET NUMBER 1 OF 2 SHEETS

SHEET TITLE
 DATE
 JULY, 1974

DESIGNER
 G. WILEY
 ENGINEERING
 TECHNICIAN
 CHECKED BY

REVISIONS
 BY
 DATE
 11/24/74
 11/24/74
 11/24/74