

GENERAL
 TOTAL GROSS ACRES = 108.26
 NET ACRES (EXCLUSIVE OF STREETS) = 90.56 ±
COMMERCIAL & OFFICE
GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
 40.01 ± GROSS ACRES
 34.952 NET ACRES OR 1261,115 SQUARE FEET.
2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS FOR PARCELS 1, 2, 3, 4, 5, 6, AND 7 SHALL BE AS FOLLOWS: PARCELS 1 AND 2 - TWO (2); PARCELS 3, 4, 5, 6, AND 7 - ONE (1). CURB CUTS FOR PARCELS 1 AND 2 ALONG 21ST STREET SHALL NOT EXCEED TWO (2) FOR STREET FRONTAGE AND ONE (1) FOR WOODLAWN. CURB CUTS FOR PARCELS 3, 4, 5, 6, AND 7 SHALL NOT EXCEED TWO (2) FOR STREET FRONTAGE AND ONE (1) FOR WOODLAWN. CURB CUTS FOR PARCELS 1 AND 2 SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY REQUIREMENTS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AT THE TIME OF PLATTING, A PRELIMINARY PLANNING AND ZONING MAP SHALL BE SUBMITTED TO THE CITY OF WICHITA FOR REVIEW AND APPROVAL FOR THE ENTIRE AREA.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
6. PLANTING SCREENS SHALL BE CONSTRUCTED AS FOLLOWS: PARCELS 1, 2, 3, 4, 5, 6, AND 7 SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' PLANTING SCREENS. PARCELS 1 AND 2 SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' PLANTING SCREENS. PARCELS 3, 4, 5, 6, AND 7 SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' PLANTING SCREENS. PARCELS 1 AND 2 SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' PLANTING SCREENS. PARCELS 3, 4, 5, 6, AND 7 SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' PLANTING SCREENS.
7. PRIOR TO FINAL APPROVAL OF THE PLANNING AND ZONING MAP, THE APPLICANT SHALL SUBMIT TO THE CITY OF WICHITA FOR REVIEW AND APPROVAL A PRELIMINARY PLANNING AND ZONING MAP. THE APPLICANT SHALL SUBMIT TO THE CITY OF WICHITA FOR REVIEW AND APPROVAL A PRELIMINARY PLANNING AND ZONING MAP. THE APPLICANT SHALL SUBMIT TO THE CITY OF WICHITA FOR REVIEW AND APPROVAL A PRELIMINARY PLANNING AND ZONING MAP.
8. ZONING DISTRICT - PARCELS ONE, TWO, AND THREE, AS PERMITTED BY THE ZONING DISTRICT.
9. BUILDING SETBACKS ALONG THE 40' CONTINENTAL PIPELINE EASEMENT WILL BE DETERMINED AT THE TIME OF PLATTING. ALL PLANNING AND ZONING MAPS SHALL BE SUBMITTED TO THE CITY OF WICHITA FOR REVIEW AND APPROVAL. THE APPLICANT SHALL SUBMIT TO THE CITY OF WICHITA FOR REVIEW AND APPROVAL A PRELIMINARY PLANNING AND ZONING MAP. THE APPLICANT SHALL SUBMIT TO THE CITY OF WICHITA FOR REVIEW AND APPROVAL A PRELIMINARY PLANNING AND ZONING MAP.
10. TO THE CITY OF WICHITA (PARCELS ONE, TWO, THREE, FOUR AND SEVEN) IN ACCORDANCE WITH SECTION 28-04.141 OF THE CODE OF THE CITY OF WICHITA.
11. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCELERATION-DECELERATION LINES ALONG 21ST STREET AND WOODLAWN.

PARCEL DESCRIPTIONS
PARCEL 1 -
 PROPOSED USE - AUTOMOTIVE, FINANCIAL, AND OTHER SERVICE ORIENTED RETAIL THAT INCLUDES DRIVE-UP FOOD SERVICE TO THE PRINCIPAL BUSINESS.
 GROSS AREA - 17,437 SQUARE FEET
 NET AREA - 16,023 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 2 -
 PROPOSED USE - SHOPPING CENTER AND/OR OFFICES, PROFESSIONAL, PERSONAL SERVICES, COMPREHENSIVE AND CONVENIENCE SHOPPING, AND PARKING
 GROSS AREA - 17,437 SQUARE FEET
 NET AREA - 16,023 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 3 -
 PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACUTE CARE FACILITIES AND PERSONAL SERVICES AS WELL AS OFFICES OF THE DOWNSIDE ORGANICAL AND PARKING
 GROSS AREA - 17,437 SQUARE FEET
 NET AREA - 16,023 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 4 -
 PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACUTE CARE FACILITIES AND PERSONAL SERVICES AS WELL AS OFFICES OF THE DOWNSIDE ORGANICAL AND PARKING
 GROSS AREA - 17,437 SQUARE FEET
 NET AREA - 16,023 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 5 -
 PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACUTE CARE FACILITIES AND PERSONAL SERVICES AS WELL AS OFFICES OF THE DOWNSIDE ORGANICAL AND PARKING
 GROSS AREA - 17,437 SQUARE FEET
 NET AREA - 16,023 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 6 -
 PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACUTE CARE FACILITIES AND PERSONAL SERVICES AS WELL AS OFFICES OF THE DOWNSIDE ORGANICAL AND PARKING
 GROSS AREA - 17,437 SQUARE FEET
 NET AREA - 16,023 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 7 -
 PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACUTE CARE FACILITIES AND PERSONAL SERVICES AS WELL AS OFFICES OF THE DOWNSIDE ORGANICAL AND PARKING
 GROSS AREA - 17,437 SQUARE FEET
 NET AREA - 16,023 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

RESIDENTIAL
GENERAL PROVISIONS
 1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
 55,444 NET ACRES
 480,000 SQUARE FEET
 THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 12.4 DWHS PER ACRE. THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 12.4 DWHS PER ACRE. THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 12.4 DWHS PER ACRE. THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 12.4 DWHS PER ACRE.

PARCEL DESCRIPTIONS
PARCEL 1 -
 PROPOSED USE - SINGLE FAMILY DETACHED RESIDENCE
 GROSS AREA - 14,000 SQUARE FEET
 NET AREA - 12,500 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 2 -
 PROPOSED USE - SINGLE FAMILY DETACHED RESIDENCE
 GROSS AREA - 14,000 SQUARE FEET
 NET AREA - 12,500 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

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 PROPOSED USE - SINGLE FAMILY DETACHED RESIDENCE
 GROSS AREA - 14,000 SQUARE FEET
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 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

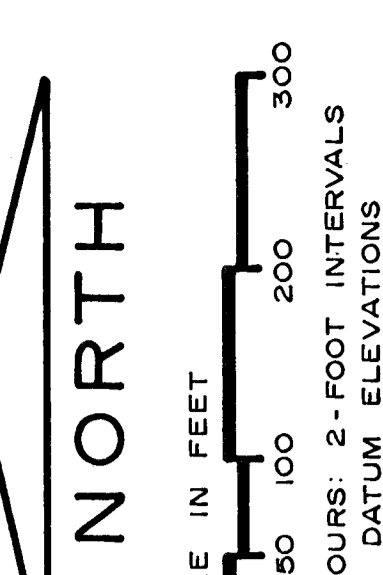
PARCEL 4 -
 PROPOSED USE - SINGLE FAMILY DETACHED RESIDENCE
 GROSS AREA - 14,000 SQUARE FEET
 NET AREA - 12,500 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,024 SQUARE FEET
 MAXIMUM GROSS FLOOR AREA - 12,024 SQUARE FEET
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 GROSS AREA - 14,000 SQUARE FEET
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PARCEL 6 -
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 GROSS AREA - 14,000 SQUARE FEET
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 MAXIMUM BUILDING HEIGHT - 35 FEET

NORTHBOROUGH COMMUNITY UNIT PLAN



oblinger-smith corporation Consultants in Planning Design and Development Wichita, Kansas 67202	PROJECT	NORTHBOROUGH C. U. P.	SHEET TITLE	REVISIONS
	SHEET NUMBER	1 OF 2	DATE	JULY, 1974
DESIGNED BY	ENGINEERS	TECHNICIAN	CHECKED BY	DATE
BY	DATE	DATE	DATE	DATE