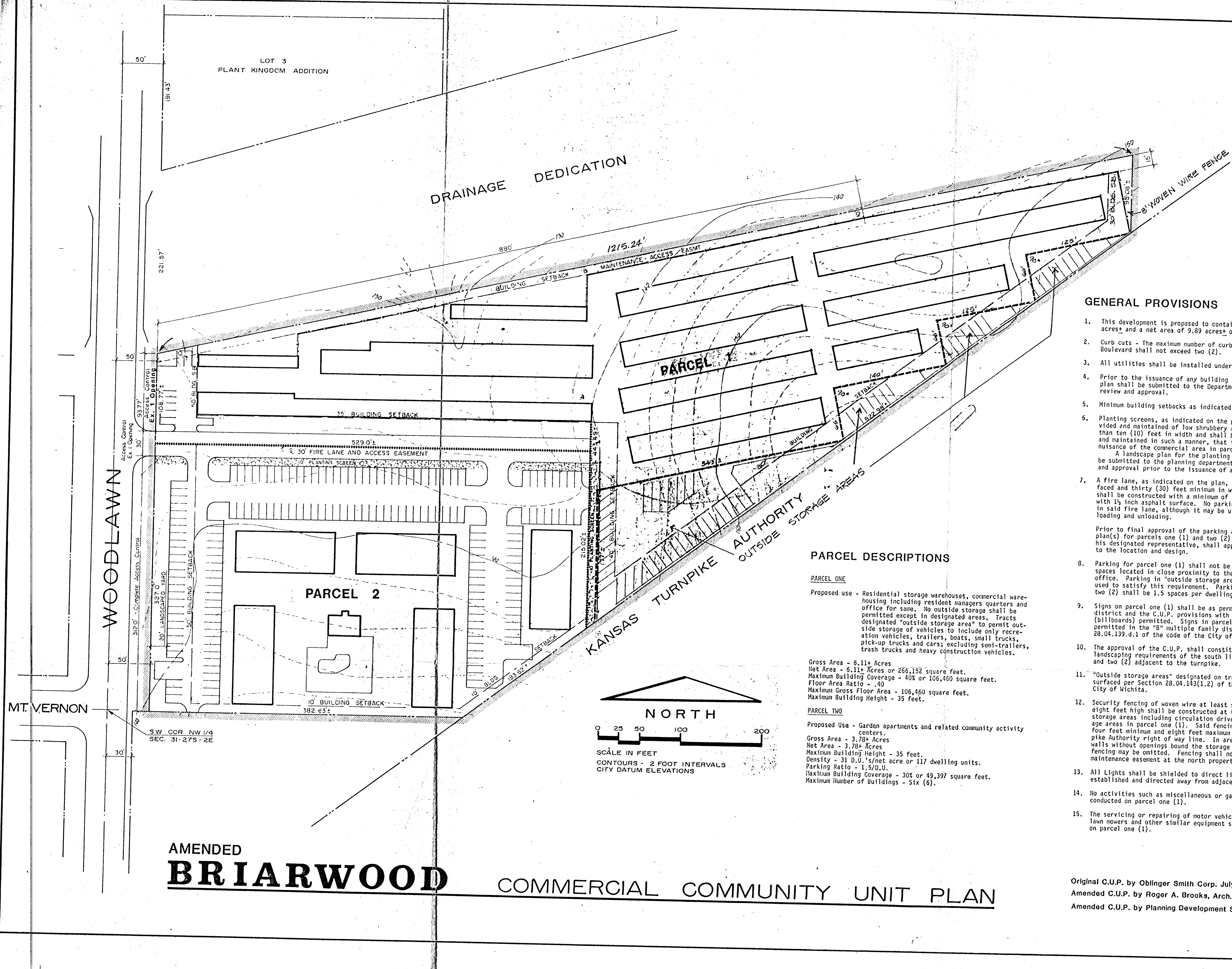


**PLANNING DEVELOPMENT SERVICES, INC.**  
 INCORPORATED  
 River Park Place 727 North Waco, Suite 125  
 Wichita, KS 67203 316-265-0451 Telex 417-375 PDS WIC

**BRIARWOOD  
 AMENDED COMMERCIAL COMMUNITY UNIT PLAN**

DRAWN 4/16/84  
 CHECKED 4/16/84  
 REVISED

SHEET 1 OF ONE



**GENERAL PROVISIONS**

1. This development is proposed to contain a gross area of 9.89 acres and a net area of 9.89 acres or 430,808 square feet.
2. Curb cuts - The maximum number of curb cuts to Woodlawn Boulevard shall not exceed two (2).
3. All utilities shall be installed underground.
4. Prior to the issuance of any building permits, a site drainage plan shall be submitted to the Department of Public Works for review and approval.
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 nuisance of the commercial area in parcels one (1).  
 A landscape plan for the planting materials, shall be submitted to the planning department for their review and approval prior to the issuance of any building permits.
7. A fire lane, as indicated on the plan, shall be hard surfaced and thirty (30) feet minimum in width. Said fire lane shall be constructed with a minimum of 3/4 inch asphalt base with 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 and circulation plan(s) for parcels one (1) and two (2), the fire chief, or his designated representative, shall approve the plan(s) as to the location and design.
8. Parking for parcel one (1) shall not be less than eight spaces located in close proximity to the management office. Parking in "outside storage areas" shall not be used to satisfy this requirement. Parking ratio for parcel two (2) shall be 1.5 spaces per dwelling unit.
9. Signs on parcel one (1) shall be as permitted by the zoning district and the C.U.P. provisions with no off-site signs (billboards) permitted. Signs in parcel two (2) shall be as permitted in the "B" multiple family district (Section 28.04.139.d.1 of the code of the City of Wichita).
10. The approval of the C.U.P. shall constitute a waiver of the landscaping requirements of the south line of parcel one (1) and two (2) adjacent to the turnpike.
11. "Outside storage areas" designated on tract one (1) shall be surfaced per Section 28.04.143(1.2) of the Code of the City of Wichita.
12. Security fencing of woven wire at least six but not more than eight feet high shall be constructed at the perimeter of all storage areas including circulation drives and outside storage areas in parcel one (1). Said fencing shall be reduced to four feet minimum and eight feet maximum height at the turnpike Authority right of way line. In areas where building walls without openings bound the storage areas, the security fencing may be omitted. Fencing shall not be placed in the maintenance easement at the north property line.
13. All Lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
14. No activities such as miscellaneous or garage sales shall be conducted on parcel one (1).
15. The servicing or repairing of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on parcel one (1).

**PARCEL DESCRIPTIONS**

**PARCEL ONE**  
 Proposed use - Residential storage warehouses, commercial warehousing including resident managers quarters and office for same. No outside storage shall be permitted except in designated areas. Tracts designated "outside storage area" to permit outside storage of vehicles to include only recreation vehicles, trailers, boats, small trucks, pick-up trucks and cars; excluding semi-trailers, trash trucks and heavy construction vehicles.  
 Gross Area - 6.11+ Acres  
 Net Area - 6.11+ Acres or 266,152 square feet.  
 Maximum Building Coverage - 40% or 106,460 square feet.  
 Floor Area Ratio - .40  
 Maximum Gross Floor Area - 106,460 square feet.  
 Maximum Building Height - 35 feet.

**PARCEL TWO**  
 Proposed Use - Garden apartments and related community activity centers.  
 Gross Area - 3.78+ Acres  
 Net Area - 3.78+ Acres  
 Maximum Building Height - 35 feet.  
 Density - 31 D.U./s/net acre or 117 dwelling units.  
 Parking Ratio - 1.5/D.U.  
 Maximum Building Coverage - 30% or 49,397 square feet.  
 Maximum Number of Buildings - Six (6).

**AMENDED BRIARWOOD COMMERCIAL COMMUNITY UNIT PLAN**

Original C.U.P. by Oblinger Smith Corp. July 1975  
 Amended C.U.P. by Roger A. Brooks, Arch., P.A. Jan. 1980  
 Amended C.U.P. by Planning Development Services Inc. April 1984