

LOT 3  
PLANT KINGDCM ADDITION

DRAINAGE DEDICATION

MAINTENANCE - ACCESS EASEMENT

BUILDING SETBACK

PARCEL 1

PARCEL 2

KANSAS TURNPIKE

TURNPIKE AUTHORITY  
OUTSIDE STORAGE AREAS

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% of 49,397 square feet.  
Maximum Number of Buildings - Six (6).

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 one (1).
3. All utilities shall be installed underground.
4. Drainage problems will be resolved at the time of platting.
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 may 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.

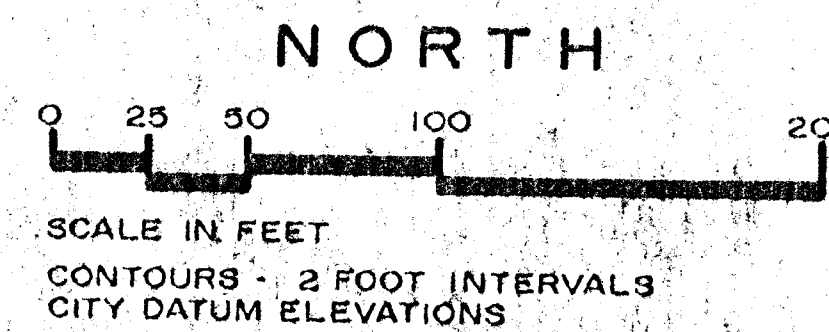
14. No activities such as miscellaneous or garage sales shall be conducted on parcel one (1).

15. The servicing or repairing of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on parcel one (1).

WOODLAWN

MT. VERNON

# BRIARWOOD COMMERCIAL COMMUNITY UNIT PLAN



REVISIONS

BY G. WILEY  
G. WILEY

DATE 7-31-79  
9-9-72

DESIGNER G. WILEY  
ENGINEERING TECHNICIAN

CHECKED BY G. WILEY

PROJECT BRIARWOOD C.U.P.

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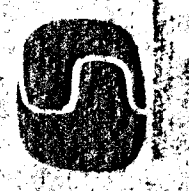
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obinger-smith corporation  
Consultants in Planning  
Design and Development  
625 First National Bank Building  
Wichita, Kansas 67202



revised 1/2/1980 by RODGER A BROOKS ARCH. P.A.

SHEET TITLE

DATE

SHEET NUMBER

DATE

DATE

DATE