

WOODLAWN

MT. VERNON

DRAINAGE DEDICATION

KANSAS TURNPIKE AUTHORITY

**PARCEL DESCRIPTIONS**

**PARCEL ONE**  
 PROPOSED USE - OFFICE, CONTRACTOR'S PLANT OR STORAGE (PROVIDED THAT NO OUT-SIDE STORAGE OF EQUIPMENT OR MATERIALS IS PERMITTED) AND SERVICE-ORIENTATED RETAIL THAT DOES NOT INCLUDE CARRY-OUT, FOOD SERVICE AS THE PRINCIPAL BUSINESS.  
 GROSS AREA - 2.05 ACRES  
 NET AREA - 2.05 ACRES OR 89,298 SQUARE FEET  
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 26,780 SQUARE FEET  
 FLOOR AREA RATIO - .40  
 MAXIMUM GROSS FLOOR AREA - 35,720 SQUARE FEET  
 MAXIMUM BUILDING HEIGHT - 35 FEET  
 MAXIMUM NUMBER OF BUILDINGS - THREE (3)

**PARCEL ONE - ALTERNATE**  
 PROPOSED USE - GARDEN APARTMENTS AND RELATED COMMUNITY ACTIVITY CENTERS.  
 MAXIMUM BUILDING HEIGHT - 35 FEET  
 MAXIMUM DENSITY - 30 D.U./NET ACRE OR 61 DWELLING UNITS  
 PARKING RATIO - 1.5/D.U.

**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 - 30 D.U./NET ACRE OR 112 DWELLING UNITS  
 PARKING RATIO - 1.5/D.U.  
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OF 49,397 SQUARE FEET  
 MAXIMUM NUMBER OF BUILDINGS - SIX (6)

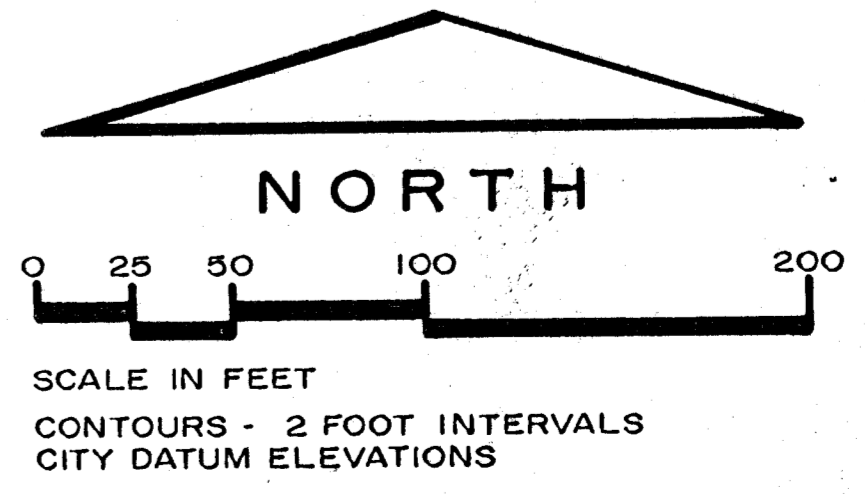
**PARCEL THREE**  
 PROPOSED USE - GARDEN APARTMENTS AND RELATED COMMUNITY ACTIVITY CENTERS  
 GROSS AREA - 4.06 ACRES  
 NET AREA - 4.06 ACRES OR 176,854 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET  
 DENSITY - 30 D.U./NET ACRE  
 OR 121 DWELLING UNITS  
 PARKING RATIO - 1.5/D.U.

**PARCEL THREE - ALTERNATE**  
 PROPOSED USE - RESIDENTIAL STORAGE WAREHOUSES, COMMERCIAL WAREHOUSING AND CONTRACTORS PLANT OR STORAGE (PROVIDED THAT NO OUT-SIDE STORAGE OF EQUIPMENT OR MATERIALS IS PERMITTED).  
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 53,056 SQUARE FEET  
 FLOOR AREA RATIO - .40  
 MAXIMUM GROSS FLOOR AREA - 70,741 SQUARE FEET  
 MAXIMUM BUILDING HEIGHT - 35 FEET

**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. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
5. 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) AND THREE (3). A LANDSCAPE PLAN FOR THE PLANTING SCREEN, 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 ON PARCEL ONE (1). IN THE EVENT THAT PARCEL ONE(1) SHOULD ALSO BE DEVELOPED FOR APARTMENTS, THEN NO PLANTING SCREEN BETWEEN PARCELS ONE (1) AND THREE (3) SHALL BE REQUIRED.
6. 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), TWO (2), AND THREE (3), THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN(S) AS TO THE LOCATION AND DESIGN.
7. PARKING RATIO FOR COMMERCIAL DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA. PARKING RATIO FOR PARCEL TWO (2), AND FOR PARCELS ONE (1) AND THREE (3) SHOULD THEY DEVELOP WITH APARTMENTS, SHALL BE 1.5 SPACES PER DWELLING UNIT.
8. PARCELS DEVELOPED FOR APARTMENT USES SHALL BE PERMITTED SIGNS AS ARE PERMITTED IN THE "B" MULTIPLE FAMILY DISTRICT (SECTION 28.04.139.d.1) OF THE CODE OF THE CITY OF WICHITA. PARCELS DEVELOPED WITH COMMERCIAL USES SHALL BE PERMITTED SIGNS AS ARE PERMITTED BY THE ZONING DISTRICT, EXCEPT THAT NO OFF-SITE SIGNS OR BILLBOARDS WILL BE ALLOWED.
9. THE APPROVAL OF THE C.U.P. SHALL CONSTITUTE A WAIVER OF THE LANDSCAPING REQUIREMENTS OF THE SOUTH LINE OF PARCEL THREE (3) ADJACENT TO THE KANSAS TURNPIKE.
10. IN THE EVENT THAT PARCEL ONE (1) IS DEVELOPED WITH GARDEN APARTMENTS, A SITE PLAN FOR SAME SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON SAID PARCEL.

**BRIARWOOD COMMERCIAL COMMUNITY UNIT PLAN**  
 AMENDED C.U.P.



REVISIONS

DATE 7-31-75  
 9-9-75  
 12-1-77

BY G. WILEY  
 G. WILEY  
 B. HOLLIS

DESIGNER G. WILEY  
 ENGINEERING B. HOLLIS  
 TECHNICIAN

CHECKED BY

SHEET TITLE

DATE JULY, 1975

PROJECT BRIARWOOD C.U.P.  
 (AMENDED)

SHEET NUMBER 1 OF 1 SHEETS

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